

STAFF REPORT  
April 4, 2013

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**No. 13PL025 - Preliminary Subdivision Plan**

**ITEM 7**

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GENERAL INFORMATION:

APPLICANT	Chad Williams
AGENT	Janelle Finck - Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	Chad Williams
REQUEST	<b>No. 13PL025 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	Lot 2 of Severson Subdivision, located in the SW1/4 of the NE1/4 of Section 16, T1N, R7E, BHM, Rapid City, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 2A, 2B, 2C and 2D of Severson Subdivision
PARCEL ACREAGE	Approximately 1.64 acres
LOCATION	East of Park Drive between Olympic Court and Wonderland Drive
EXISTING ZONING	Low Density Residential District II
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Development)
South:	Low Density Residential District
East:	Low Density Residential District (Planned Development)
West:	Low Density Residential District (Planned Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	March 8, 2013
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

Staff recommends that the Preliminary Subdivision Plan be approved with the following stipulation:

1. Prior to submittal of a Final Plat application, the plat document shall be revised to include a note stating that townhome lots shall have a six foot exterior maintenance easement on either side of a common lot line to provide adequate room for maintenance, repair and

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alterations.

**GENERAL COMMENTS:**

The applicant has submitted a Preliminary Subdivision Plan application to create four townhome lots. The lots are to be known as Lots 2A, 2B, 2C and 2D of Severson Subdivision and will range in size from 0.36 acres to 0.52 acres.

The property is located east of Park Drive between Olympic Court and Wonderland Drive. A building permit has been issued to allow a two unit townhome to be constructed on a portion of the property.

A Preliminary Subdivision Plan is a tentative plan of a proposed subdivision requiring the installation of public improvements. Approval of a Preliminary Subdivision Plan by the City Council is required before an applicant can proceed with Development Engineering Plans and a Final Plat application for all or part of the area within the Preliminary Subdivision Plan application.

**STAFF REVIEW:**

Staff has reviewed the Preliminary Subdivision Plan and has noted the following considerations:

**Zoning:** The property is currently zoned Low Density Residential District II. The proposed lots meet the minimum lot size requirement for townhome lots. In addition, townhomes are a permitted use in the Low Density Residential District II.

**Park Drive:** Park Drive is located along the west lot line of the property and is classified as a Minor Arterial Street on the City's Major Street Plan. A Minor Arterial Street must be located within a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Park Drive is currently located within a 66 foot wide right-of-way and constructed with a 36 foot wide paved surface, curb, gutter, street light conduit, water, sewer and a sidewalk along the west side of the street. Pursuant to the Infrastructure Design Criteria Manual, an additional 17 feet of right-of-way must be dedicated from the property. However, the applicant has submitted and the City has approved an Exception request (File #13EX047) to reduce the dedication of right-of-way from 17 feet to 16 feet. Subsequently, the plat document identifies the proposed dedication of one additional foot of right-of-way. In addition, the applicant's plan sheet(s) identify the construction of sidewalk along the east side of Park Drive as it abuts the property. While plans must be submitted showing the future location of sidewalks as a part of the plat process, the actual construction of sidewalks is required as a part of the building permit process for the townhome development. As such, no additional improvements are required along Park Drive as a part of this plat application.

**Platting Process:** Subdivision improvements are not required as a part of this plat. As such, a Development Engineering Plan application is not required. Instead, upon City Council approval of this application, a Final Plat application can be submitted for review and approval. It is important to note that this plat did not meet the requirements for a Minor Plat since right-of-way is being dedicated.

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Maintenance Easement: Chapter 17.50.020.G of the Rapid City Municipal Code states that townhomes shall have a six foot exterior maintenance easement on either side of a common lot line to provide adequate room for maintenance, repair and alterations. The plat document currently does not include this note. As such, prior to submittal of a Final Plat application, the plat document must be revised to include a note designating a six foot exterior maintenance easement as identified.

Summary: The proposed Preliminary Subdivision Plan generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.