

STAFF REPORT
January 9, 2014

No. 13PL134 - Preliminary Subdivision Plan

ITEM 9

GENERAL INFORMATION:

APPLICANT	Lazy P-6 Land Co., Inc.
AGENT	Lawrence M. Kostaneski, PE - Centerline
PROPERTY OWNER	Lazy P6 Land Co. Inc
REQUEST	No. 13PL134 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Government Lot 1 less Gemstone Subdivision, less North 80 Subdivision, less Lot H1 and Less right-of-way; Government Lot 2 less North 80 Subdivision, less part described by Metes and Bounds (AKA BHP Lot 1), less Lots H2, H3, H4 and less right-of-way, all located in Section 19, T1N, R8E, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 20 of Block 1 of Gemstone Subdivision
PARCEL ACREAGE	Approximately 0.24 acres
LOCATION	At the northeast corner of the intersection of Sandra Lane and Topaz Lane
EXISTING ZONING	Low Density Residential District II
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Low Density Residential District I (Planned Development)
South:	Medium Density Residential District
East:	Low Density Residential District - General Agricultural District
West:	Low Density Residential District II (Planned Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	December 13, 2013
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

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

STAFF REPORT
January 9, 2014

No. 13PL134 - Preliminary Subdivision Plan

ITEM 9

stipulations:

1. Prior to submittal of a Final Plat application, a waiver of right to protest any future assessment for the design and construction of Sandra Lane to the east boundary of the Lazy P-6 property shall be executed. In addition, a copy of the recorded document shall be submitted with the Final Plat application; and,
2. Prior to submittal of a Final Plat application, the Infrastructure Development Partnership Fund payment shall be paid, if applicable. In addition, a copy of the receipt verifying payment shall be submitted with the Final Plat application.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan application to create a 0.24 acre lot leaving a non-transferable balance. The lot is to be known as Lot 20, Block 1, Gemstone Subdivision.

On October 21, 2013, the City Council granted an Exception (#13EX225) to waive the requirement to design and build the balance of Sandra Lane to the east boundary of the Lazy P-6 property with the stipulation that the applicant sign a waiver of right to protest any future assessment for the improvements.

The property is located in the northeast corner of the intersection of Sandra Lane and Topaz Lane. Currently, the property is void of any structural development.

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 Plat and has noted the following considerations:

Zoning: The property is currently zoned Low Density Residential II District. The proposed lot meets the minimum lot size requirement of the zoning district.

Street System Evaluation: Topaz Lane is located along the west lot line of the property and is classified as a local street. Topaz Lane is located within a 52 foot wide right-of-way and constructed with a 28 foot wide paved surface, curb, gutter, street light conduit, water and sewer and handicap ramps, which meets the minimum design standards for a local street pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual. Sidewalk(s) must be constructed at the time of issuance of a building permit.

Sandra Lane is located along the south lot line and is also classified as a local street. The proposed plat document identifies the dedication of 52 foot wide right-of-way for Sandra lane to the east boundary of the Lazy P-6 property. As previously noted, on October 21, 2013, the City Council granted an Exception (#13EX225) to waive the requirement to design and build the balance of Sandra Lane to the east boundary of the Lazy P-6 property with the stipulation that the applicant sign a waiver of right to protest any future assessment for the improvements. Prior to submittal of a Final Plat application, the waiver of right to protest any

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ITEM 9

future assessment must be executed. In addition, a copy of the recorded document must be submitted with the Final Plat application.

Platting Process: Since there are no subdivision improvements required as a part of this plat, the applicant is not required to submit a Development Engineering Plan application. Please note that the standard platting fee of \$250.00 plus \$20.00 per lot must be submitted with the Final Plat application.

The proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.