

STAFF REPORT
February 4, 2016

No. 16PL003 - Preliminary Subdivision Plan

ITEM

GENERAL INFORMATION:

APPLICANT	Joe Muth - Doeck, LLC
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	DOECK, LLC
REQUEST	No. 16PL003 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of SW1/4 of the NW1/4 of Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Outlot 1 of Auburn Hills Subdivision
PARCEL ACREAGE	Approximately 0.507 acres
LOCATION	Lying north of intersection of Haines Avenue an Cobalt Drive
EXISTING ZONING	Low Density Residential District
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Limited Agricultural District (Pennington County)
South:	Limited Agricultural District (Pennington County)
East:	General Agricultural District (Pennington County)
West:	Medium Density Residential District (Planned Development)
PUBLIC UTILITIES	Well / Septic
DATE OF APPLICATION	January 8, 2016
REVIEWED BY	Fletcher Lacock / Nicole Lecy

RECOMMENDATION:

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

1. Upon submittal of a Final Plat, a Covenant Agreement shall be submitted for recording that secures the use of the property as open space; and,
2. A Final Plat application shall be submitted for review and approval.

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GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to create an outlot approximately 0.507 acres in size. An Exception request was approved on January 26, 2016 to waive the subdivision requirement to expand the existing pavement width of Haines Avenue from 26 feet to 36 feet and to construct curb, gutter, sidewalk, street light conduit, sewer, and dual water mains.

The property is located north of the intersection of Haines Avenue and Cobalt Drive. 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 Subdivision Plan and has noted the following considerations:

Zoning: The property is zoned Low Density Residential District requiring a minimum lot size of 6,500 square feet. The proposed 0.507 acre lot meets the minimum lot size requirement. The applicant has indicated that the outlot is not intended for development and will be retained as open space. In order to identify the use of the proposed "outlot", a Covenant Agreement must be submitted for recording with the Final Plat application identifying the use as open space.

Haines Avenue: Haines Avenue is located along the west lot line of the property and is classified as a Principal Arterial Street on the City's Major Street Plan requiring that it be located in a minimum 100 foot right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer, and a dual water main. Currently, Haines Avenue is located within a 100 foot wide right-of-way and constructed with a 26 foot wide paved surface. As previously noted, an Exception was granted to waive the subdivision improvements along Haines Avenue as it abuts the property.

Utilities: City water and sewer mains are located 150 feet and 350 feet, respectively, south of the proposed lot. The applicant has indicated that the proposed lot will not be developed and has subsequently labeled the parcel as an "outlot". Staff recommends that a Covenant Agreement be submitted for recording with the Final Plat application securing the use of the outlot.

Drainage: The property is located in the Box Elder Drainage Basin. Since subdivision improvements are not required, a drainage plan is not needed.

Platting Process: Since the Exception request to waive subdivision improvements along Haines Avenue was granted, a Development Engineering Plan application is not required. Instead, the applicant can proceed with submitting a Final Plat application. Please note that a \$250.00 plus \$20.00 per lot fee must be paid at the time of submittal of the Final Plat application.

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