

STAFF REPORT
February 20, 2020

No. 20PL002 - Preliminary Subdivision Plan

ITEM 2

GENERAL INFORMATION:

APPLICANT	Chino Caekaert - Caekaert Construction
AGENT	Chino Caekaert - Caekaert Construction
PROPERTY OWNER	Caekaert Construction
REQUEST	No. 20PL002 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot 5 of Block 1 of Gemstone Subdivision, located in Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 5A and 5B of Block 1 of Gemstone Subdivision (Two townhome lots)
PARCEL ACREAGE	Approximately 0.308 acres
LOCATION	318 and 320 Topaz Lane
EXISTING ZONING	Low Density Residential District II (Planned Development)
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Low Density Residential District II (Planned Development)
South:	Low Density Residential District II (Planned Development)
East:	Low Density Residential District II (Planned Development)
West:	Low Density Residential District II (Planned Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	January 14, 2020
REVIEWED BY	Vicki L. Fisher / Dan Kools

RECOMMENDATION:

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

1. Upon submittal of a Final Plat application, the plat document shall include a 6-foot wide exterior maintenance easement on either side of the common lot line; and,
2. Upon submittal of a Final Plat application, the plat document shall include the complete legal description of the property.

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GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan application to subdivide an existing lot, creating two townhome lots. The lots will be sized 0.1467 acres and 0.1616 acres, respectively, and will be known as Lots 5A and 5B of Block 1, Gemstone Subdivision.

The property is located 100 feet north of the intersection of Topaz Lane and Sapphire Lane, on the west side of Topaz Lane. Currently, a 2-unit townhome is located on 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 II District with a Planned Development Overlay to allow a single family and/or townhome development. The City's Future Land Use Plan identifies the appropriate use of the property as Low Density Neighborhood which supports single-family and two-family residences. As such, the proposed plat is in compliance with the City's Future Land Use Plan and the adopted Comprehensive Plan.

Topaz Lane: Topaz Lane is located along the east lot line of the property and is classified as a local street requiring that it be located in a minimum 52-foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Topaz Lane is currently constructed in compliance with local street standards but is located in a 49-foot wide right-of-way. Platting the property as proposed requires that an additional 1.5 feet of right-of-way be dedicated. However, on January 16, 2020, an Exception was granted (File #20EX006) waiving the requirement to dedicate the additional right-of-way since the street is already constructed in compliance with City standards and the additional right-of-way is not needed. No street improvements are required as of this plat.

Sidewalks: The applicant should be aware that sidewalks in compliance with the Infrastructure Design Criteria Manual and Chapter 12 of the Rapid City Municipal Code will be required as a part of any future building permit for the property or a Variance must be obtained from the City Council

Sewer/Water: The property is currently served by City sewer and water. An 8-inch sewer main and an 8-inch water main currently exist in Topaz Lane right-of-way. No additional sewer or water improvements are required as a part of this plat.

Platting Process: As a result of securing the Exception to waive the requirement to dedicate additional right-of-way, no subdivision improvements are required as a part of this plat. Subsequently, a Development Engineering Plan application is not required upon approval of the Preliminary Subdivision Plan by the City Council. Instead, the applicant can proceed

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directly to the submittal of a Final Plat application

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