

STAFF REPORT
October 5, 2017

No. 17PL088 - Preliminary Subdivision Plan

ITEM 2

GENERAL INFORMATION:

APPLICANT	Triple R Construction
AGENT	Renee Catron - Renner Associates, LLC
PROPERTY OWNER	Triple R Construction
REQUEST	No. 17PL088 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lots 15 and 16 of Block 6 of Chambers Addition, located the NW1/4 of the NE1/4 of Section 9, T1N, R7E, BHM, Rapid City Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots A, B and C of Block 6 of Chambers Addition
PARCEL ACREAGE	Approximately 0.44 acres
LOCATION	3647 Schamber Street
EXISTING ZONING	Medium Density Residential District
FUTURE LAND USE DESIGNATION	Urban Neighborhood
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	August 3, 2017
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

1. Prior to submittal of a Final Plat application, the plat document shall be revised to show the dedication of 13.5 feet of additional right-of-way along Schamber Street and 6 feet of additional right-of-way along Fremont Street as they abut the property or Exception(s) shall be obtained. If Exception(s) are obtained, a copy of the approved Exception(s) shall be submitted with the Final Plat application;
2. Prior to submittal of a Final Plat application, the existing shed located on Lot B shall be

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- removed from the side yard setback or surety shall be posted to ensure that the shed is removed in a timely manner; and,
3. Prior to submittal of a Final Plat application, a Variance and/or Zoning Exception shall be obtained to reduce the lot size requirement from 6,500 square feet to 5,445 and 5,575.68 square feet, respectively, for proposed Lots A and B. If a Zoning Exception is obtained, a copy of the approved Exception shall be submitted with the Final Plat application.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to replat two lots into three single family residential lots. The lots are to be known as Lots A, B and C of Block 6, Schamber Addition No. 3. The lots are sized 0.125 acres, 0.128 acres and 0.171 acres, respectively.

The property is located in the southwest corner of Schamber Street and Fremont Street. Currently, a single family residence is located on each of the three proposed lots. In addition, a shed is located on Lot B and a carport is located on Lot C.

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 Medium Residential District which requires a minimum 6,500 square foot lot size. The three lots are sized, 5,445 square feet, 5,575.68 square feet and 7,448.76 square feet, respectively. As such, prior to submittal of a Final Plat application, a Variance must be obtained to reduce the lot size requirement from 6,500 square feet to 5,445 and 5,575.68 square feet, respectively. The applicant also has the options of submitting a Zoning Exception to reduce the lot sizes as identified since the reduction in the required lot size is less than 20% of the minimum requirement. If a Zoning Exception is obtained, a copy of the approved Exception must be submitted with the Final Plat application.

As previously noted, a single family residence is located on each of the three proposed lots. In addition, a shed is located on Lot B and a carport is located on Lot C. With the subdivision of the property as proposed, the existing shed located on proposed Lot B will now encroach into the minimum required 8 foot side yard setback. The applicant has indicated that the shed will be removed from the side yard setback. Staff recommends that prior to submittal of a Final Plat application, the shed be removed from the side yard setback as proposed or surety must be posted to ensure that the shed is removed in a timely manner;

The existing carport located on proposed Lot C is also located within the side yard setback. However, this structure is currently legal non-conforming. The applicant should be aware that any revisions or expansions to the carport will require that the side yard setback issue

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be addressed.

Schamber Street/Fremont Street: Chamber Street is located along the north lot line and Fremont Street is located along the east lot line of the property. Both streets are classified as local streets requiring that they 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, sewer and water. The streets are currently constructed to local street standards with the exception of right-of-way. Chamber Street is currently located in a 25 foot wide right-of-way and Fremont Street is located in a 40 foot wide right-of-way. As such, upon platting, half of the additional right-of-way is required to be dedicated from this property. In particular, prior to submittal of a Final Plat application, the plat document must be revised to show the dedication of 13.5 feet of additional right-of-way along Chamber Street and 6 feet of additional right-of-way along Fremont Street as they abut the property or Exception(s) must be obtained. If Exception(s) are obtained, a copy of the approved Exception(s) must be submitted with the Final Plat application.

Platting Process: Since subdivision improvements are not required as a part of this plat, a Development Engineering Plan application is not required. Instead, the applicant can submit a Final Plat application. Please note that the platting fee of \$250.00 plus \$20.00 per lot must be paid with the Final Plat application. In this case, a total fee of \$310.00 will be required.

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

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