

STAFF REPORT

August 10, 2000

PLAT #00PL071 - Preliminary Plat

ITEM 19

GENERAL INFORMATION:

PETITIONER	William Freytag
REQUEST	PLAT #00PL071 - Preliminary Plat
LEGAL DESCRIPTION	Lots 10-22, Block 1, Lots 19-23, Block 3, Lot 1-5, Block 4, Lots 1-2, Block 5, Tyler Knue Subdivision and dedicated public right-of-way all located in the NW1/4 NW1/4 of Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.6 Acres
LOCATION	West of Mallridge Subdivision
EXISTING ZONING	General Agriculture (County)
SURROUNDING ZONING	
North:	General Agriculture (County)
South:	Mobile Home Residential / Low Density Residential II
East:	Low Density Residential
West:	General Agriculture (County)
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Preliminary Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to City Council approval of the Preliminary Plat, the applicant shall provide preliminary alignment for the future extension of Nicole Street to future extension for Kyle Street;
2. Prior to City Council approval of the Preliminary Plat, the applicant shall provide minor corrections to the engineering plans including the location of street lights, regulatory signs, elimination of rollover curb, and geotechnical information for the pavement design;

Fire Department Recommendations:

3. Prior to City Council approval of the Preliminary Plat, engineering plans shall be submitted for temporary turnarounds for all dead end streets for review and approval;

Air Quality Office Recommendations:

4. Prior to any surface disturbance, an Air Quality permit shall be obtained;

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Urban Planning Division Recommendations:

5. Prior to Final Plat approval, the subject property shall be annexed and zoned in accordance with the Rapid City Municipal Code;
6. Prior to platting of more than 45 lots or the development of 45 dwelling units, a second public street access shall be developed to City Standards;
7. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid; and,
8. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: The applicant is proposing a Preliminary Plat for Phase Two of the Tyler Knue Subdivision which is part of the Cedar Hill Development. The property is located north of I-90 and west of Haines Avenue. The existing development consists of a mixture of townhouses, manufactured homes and stick-built single family residences. The City recently approved a Layout Plat for the subject property. Also, a Subdivision Variance was approved the waiving the improvement requirements for a portion of the north/south section line. The Subdivision Variance for the east/west section line was denied without prejudice to allow time for the applicant to study alternative routes for the proposed east/west collector road.

STAFF REVIEW: Staff has reviewed the Layout Plat and has noted the following considerations:

Engineering Plans - Staff is requesting that the applicant provide preliminary alignments for the future extensions Nicole Street and Kyle Street. Staff wants to insure that both the vertical and horizontal alignment of these streets will meet the minimum requirements of the regulations. Particularly, the Engineering Staff is concerned with the insuring that the drainage crossing for Nicole Street can be built.

Minor corrections to the engineering plans need to be submitted for review and approval. The corrections include street light locations, regulatory signs, elimination of rollover curb, and, geotechnical information for the pavement design. The applicant also needs to make provision for eliminating tracking of mud/debris onto the existing street during construction. The applicant must obtain an Air Quality permit prior to any surface disturbance. Temporary turnarounds need to be installed at the ends of all streets in accordance with City Standards

Second Access - The applicant is proposing to develop an additional 25 lots as part of this phase of the development. Currently, there are 20 lots that access Brooke Street north of Flamingo Drive. The addition of the 25 lots would result in a total of 45 dwelling units accessing Brooke Street without a second access. The applicant had originally proposed to connect Nicole Street to Kyle Street to provide a second access point. However when engineering plans were being prepared, it was identified that the northeast portion of the property could not be sewered from the existing infrastructure. The sanitary sewer for this

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portion of the property will need to be developed to the north and the elevation for this sewer line is not known at this time. If the extension of Nicole Street was built at this time, it would need to be torn up in the future to install a sewer line. Staff supports the request to allow a maximum of 45 lots to be platted prior to provision of a second access. A second access must be constructed prior to any additional lots are included this portion of the development. The Planning Commission and City Council have allowed similar exceptions in the past. The Windmere Development in Rapid Valley was given a similar exception based on the similar situation.