

STAFF REPORT

September 20, 2001

No. 01PL095 - Preliminary and Final Plat

ITEM 11

GENERAL INFORMATION:

PETITIONER	Ferber Engineering Company
REQUEST	No. 01PL095 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 7R and 8R of The Flannery Subdivision No. 2 formerly Lots 7, 8 and 9 of The Flannery Subdivision No. 2 located in the NW1/4 of the NE1/4 of Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.23 acres
LOCATION	On Ireland Place south of Corral Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, the applicant shall provide revised engineering plans for the elimination of Dublin Court for review and approval;

Urban Planning Division Recommendations:

2. Prior to Final Plat approval by the City Council, the applicant shall have all utility and street improvements for Ireland Place completed in accordance with the approved plans and specifications; and,
3. All stipulations of Plat 99PL013 shall be met.

GENERAL COMMENTS: The applicant is proposing to replat three lots into two lots and vacate the Dublin Court right-of-way. The property was subdivided into 13 lots in 1999. The Planning Commission and City Council have had a number of discussions related to the subject property and the requirement for a second access and the need for sanitary sewer in this area. In 1999, the City Council approved a Special Exception to the Street Design Criteria Manual to allow a cul-de-sac longer than five hundred (500) in a Moderate/High Wild

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Land Fire Hazard Area with the condition that an emergency access be provided to Skyview Drive and that an assessment project be approved to extend sanitary sewer from Park Drive to the subject property in the Corral Drive right-of-way.

The original Plat was approved with the following stipulations:

1. Prior to Preliminary Plat approval by the Planning Commission, revised topographic information and grading plans shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the Planning Commission, a drainage plan and calculations shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide revised utility plans including the design of the sanitary sewer and the extension of the water main along Corral Drive;
4. Prior to Preliminary Plat approval by the Planning Commission, revised engineering plans for the streets and emergency access shall be submitted for review and approval;
5. Prior to Final Plat approval by the City Council; additional right-of-way or easements shall be identified for the drainage crossing and for slope maintenance;
6. Prior to Final Plat approval by the City Council, the plat shall identify a major drainage easement for the main drainage through the property;
7. Prior to Final Plat approval by the City Council, a non-access easement shall be identified along Corral Drive except for the approved approach location;
8. Prior to Preliminary Plat approval by the Planning Commission, a temporary and permanent erosion control plan shall be submitted for review and approval;
9. Prior to Final Plat approval by the City Council, minor corrections to the plat shall be made as identified by Staff;
10. Prior to Final Plat approval by the City Council, a driveway to Lot 1 shall be provided that meets City standards;
11. Prior to Final Plat approval by the City Council, a street name for the east/west street shall be identified;
12. Prior to Preliminary Plat approval by the Planning Commission, a turn around shall be provided at the end of the east/west street that meets the minimum standards of the Fire Department;
13. Prior to Final Plat approval by the City Council, the emergency access easement shall be a minimum of thirty feet in width on the subject property;
14. Prior to Preliminary 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;
15. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted;
16. Prior to Final Plat approval by the City Council, the emergency access easement across the adjoining property shall be filed with the Register of Deeds; and,
17. Central sewer service must be provided through an assessment district or private funding. If the applicant chooses not to provide central sewer system, a revised layout plat must be submitted to reduce the density of development.

The applicant has not completed the required improvements for either Ireland Place or

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Dublin Court. Both the private and public utilities for Ireland Place have been completed; however, the street has not been constructed. The City has taken action to use the posted surety to complete these improvements. The applicant is proposing this replat so Dublin Court can be eliminated, thereby eliminating the need for those required improvements. The developer is in the process of completing the remaining improvements to Ireland Place.

STAFF REVIEW: Staff has reviewed the request and noted the following considerations:

Improvements - Due to the failure of the developer to complete the improvements in a timely manner, Staff can not recommend final approval of the proposed plat until all street improvements have been completed for Ireland Place. This includes all utilities (public and private), curb, gutter, and pavement as designed in the approved engineering plans. The applicant's engineer has indicated that none of the utilities have been extended for Dublin Court. As this request would eliminate Dublin Court and the requirements for any improvements, the applicant must provide revised engineering plans identifying how the elimination of Dublin Court will be accomplished.

Air Quality - The Air Quality Specialist has identified that the Air Quality Permit for the development will expire on September 19, 2001. The applicant will need to either renew the permit before the 19th or obtain a new Air Quality Permit.