

STAFF REPORT

December 6, 2001

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**No. 01PL118 - Preliminary and Final Plat**

**ITEM 14**

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GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	<b>No. 01PL118 - Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Lots 5-11, Block 6, Red Rock Estates - Phase 3A, Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.84 acres
LOCATION	West of Sheridan Lake Road - Red Rock Estates Subdivision
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District (PRD)
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

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 Planning Commission, the Use on Review for the lift station shall be approved. In addition, the construction of the lift station shall be completed and accepted by the City, including any telemetry connection;
2. Prior to Preliminary Plat approval by the City Council, a revised drainage plan including a detailed narrative and summary shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, a revised utility plan shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Engineering Division;
5. Prior to Preliminary Plat approval by the City Council, the plat shall be revised to show the "Utility and Access Easement" as a "Utility Easement" or road construction plans shall be submitted for review and approval;

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6. Prior to Final Plat approval by the City Council, the plat shall be revised to show a non-access easement along Muirfield Drive except for the approved approach location(s) and along the first fifty feet of Dornoch Court;
7. Prior to Final Plat approval by the City Council, documentation from all of the affected utility companies shall be submitted indicating no objection to the vacation of utility easement;

#### Urban Planning Division Recommendations:

8. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
9. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fee shall be paid.

#### GENERAL COMMENTS:

The applicant has submitted a Preliminary and Final Plat to create seven residential lots. The applicant has also submitted an Initial and Final Planned Residential Development to allow for the construction of townhomes on the subject property. (See companion item #01PD060.) The applicant has indicated that the proposed lots will eventually be replatted into townhome lots.

The property is located at the northern terminus of Muirfield Drive and is a part of the Red Rock Estates Subdivision. Currently, the property is void of any structural development.

#### STAFF REVIEW:

Staff has reviewed the proposed plat and has noted the following considerations:

Lift Station: A Use on Review is currently pending before the City Council to allow a lift station to be constructed north of the subject property. The lift station will serve the Red Rock Estates Subdivision, including the subject property. The Engineering Division has indicated that prior to Preliminary Plat approval, the Use on Review for the lift station must be approved. In addition, the construction of the lift station must be completed and accepted by the City, including any telemetry connection (the remote monitoring and reporting of equipment status and alarms).

Access and Utility Easements: A note on the plat identifies that approval of the plat will vacate an existing 66 foot wide utility and private roadway known as "Picardi Ranch Road". Prior to Final Plat approval, documentation from all of the affected utility companies must be submitted indicating no objection to the vacation of the utility easement.

The plat also identifies a utility and access easement extending north from Dornoch Court. The easement will allow for the construction of water, sanitary sewer and storm sewer through this portion of the Red Rock Estates Subdivision. The Engineering Division has indicated that the plat must be revised to show a "Utility Easement" in lieu of a "Utility and Access Easement" or road construction plans must be submitted for review and approval. Staff is recommending that the plat be revised accordingly or road construction plans be submitted for review and approval prior to Final Plat approval.

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Drainage: The Engineering Division has indicated that a revised drainage plan identifying outfall inlet capacity overflow design, pipe velocities and criteria for the velocities must be submitted for review and approval. In addition, the Engineering Division has indicated that a detailed narrative and summary of the revised drainage plan must be submitted. Staff is recommending that a revised drainage plan as identified be submitted prior to Preliminary Plat approval.

Uniform Fire Codes: The Fire Department has indicated that all Uniform Fire Codes must be met. In particular, Section 903.2 of the Uniform Fire Code states that "an approved water supply capable of supplying the required fire flow protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the Chief". Prior to issuance of a building permit or on-site construction using combustible material(s), an approved water supply must be provided. Section 903.3 of the Uniform Fire Code states that the "water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems". The applicant should be aware that prior to issuance of a building permit or on-site construction using combustible material(s), an approved water supply must be provided as required by the Uniform Fire Code.

Staff believes that this proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.