

STAFF REPORT

May 23, 2002

No. 02PL041 - Final Plat

ITEM 12

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 02PL041 - Final Plat
EXISTING LEGAL DESCRIPTION	A portion of the SE1/4 of the SE1/4 of Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1, Block 1; Tract A, Block 2; Lots 6-7, Block 3; Lots 1-17, Block 4; Lots 1-8, Block 5; Lots 1-3 & Outlot A, Block 6; Lots 1-13, Block 7 & Lots 25-27, Block 8, Northbrook Village located in the SE1/4 of the SE1/4 of Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	20.619
LOCATION	Northwest corner of the intersection of Country Road and Nike Road, east of Mallridge Subdivision
EXISTING ZONING	Low Density Residential District w/ PRD
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	Medium Density Residential District
East:	General Agriculture District (County)
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/26/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to Final Plat approval by the City Council, the applicant shall enter into an agreement with the City to transfer ownership and maintenance of Outlot A and Tract A (Utility Lot) to the City;
2. Prior to Final Plat approval by the City Council, the applicant shall enter into an agreement with the City identifying the proposed lift station improvements. In addition, a site plan for the lift station improvements shall be submitted for review and approval;

STAFF REPORT

May 23, 2002

No. 02PL041 - Final Plat

ITEM 12

3. Prior to Final Plat approval by the City Council, the plat shall be revised to show a 75 foot non-access easement extending from the corner of the Three Rivers Drive/Country Road intersection;
4. Prior to Final Plat approval by the City Council, the plat shall be revised identifying the proposed "Drainage and Utility Easement" as a "Drainage Easement". In addition, the note on the plat describing the lot line utility and drainage easements shall be revised to read "Eight foot Utility and Minor Drainage Easement on all lot lines and all Rights-of-Way, unless otherwise shown. No utility structures are allowed in the drainage easements. Underground utility facilities allowed only as explicitly shown on the approved construction plans for the subdivision improvements";
5. Prior to Final Plat approval by the City Council, the applicant shall identify the lots which will receive in excess of five foot of fill requiring that a pad certification be obtained prior to issuance of a building permit;

Fire Department Recommendation:

6. The Uniform Fire Code shall be continually met;

Register of Deed's Office Recommendation:

7. Prior to Final Plat approval by the City Council, the plat title shall be revised to include "Rapid City". In addition, the plat shall be revised to show "Nike Road" on Page 2 of 3 of the plat document;

Urban Planning Division Recommendations:

8. Prior to Final Plat approval by the City Council, the applicant shall sign a waiver of right to protest an assessment district for curb, gutter and sidewalk improvements along Country Road and Nike Road;
9. Prior to Final Plat approval by the City Council, a subdivision estimate form for the uncompleted subdivision improvements shall be submitted for review and approval;
10. Prior to Final Plat approval by the City Council, surety for the uncompleted improvements shall be posted and the subdivision inspection fees shall be paid; and,

Emergency Services Communication Center Recommendation:

11. Prior to Final Plat approval by the City Council, the plat shall be revised to show "Viking Street" as "Viking Drive".

GENERAL COMMENTS:

The applicant has submitted a Final Plat to create a 49 lot residential development to be known as "Northbrook Village". On September 17, 2001, the City Council approved Preliminary Plat #01PL076 to create a 106 lot residential subdivision. The subject property was a part of the previously approved Preliminary Plat. In addition, the City Council approved Variance to the Subdivision Regulations #01SV023 to waive the requirement to install curb, gutter and sidewalks along Country Road and Nike Road contingent upon the applicant signing a waiver of right to protest an assessment district for these improvements and to allow lots more than twice as long as they are wide. Staff is recommending that the applicant sign the waiver document prior to Final Plat approval.

STAFF REPORT

May 23, 2002

No. 02PL041 - Final Plat

ITEM 12

STAFF REVIEW:

Staff has reviewed the Final Plat and has identified the following considerations:

Tract A (Utility Lot)/ Outlot A: The plat identifies creating Tract A, a utility lot, and an Outlot. The Mall Ridge lift station is located on Tract A. The Engineering Division has indicated that the applicant must enter into an agreement identifying proposed upgrades to the sewer lift station. In addition, a site plan for the lift station improvements must be submitted for review and approval. The site plan must identify fencing, paving, access, etc. (Prior to the construction of the lift station improvements, an 11-6-19 SDCL Review must be approved.) Staff is recommending that the agreement be signed and the site plan be submitted for review and approval prior to Final Plat approval.

The applicant has indicated that, upon platting, Tract A and Outlot A will be transferred to the City for a minimal fee. Prior to Final Plat approval, the applicant must enter into an agreement with the City to transfer ownership and maintenance of the parcels as identified.

Drainage: The Engineering Division has indicated that the plat must be revised identifying the proposed "Drainage and Utility Easement" as a "Drainage Easement". In addition, the note on the plat describing the lot line utility and drainage easements must be revised to read "Eight foot Utility and Minor Drainage Easement on all lot lines and all Rights-of-Way, unless otherwise shown. No utility structures are allowed in the drainage easements. Underground utility facilities allowed only as explicitly shown on the approved construction plans for the subdivision improvements". Staff is recommending that the plat be revised as identified prior to Final Plat approval.

In addition, the Engineering Division has indicated that the applicant must identify the lots which will receive in excess of five foot of fill requiring that a pad certification be obtained prior to issuance of a building permit. Staff is recommending that the fill information be submitted for review and approval prior to Final Plat approval.

Fire Department: The Fire Department has indicated that all streets, driveways, cul-de-sacs and grades must be constructed in compliance with the City Street Design Criteria Manual. The Fire Department has also indicated that the proposed fire hydrants must be installed and operational prior to issuance of a building permit and/or any construction on the site using combustible material(s). Staff is recommending that the Uniform Fire Code be continually met.

Three Rivers Drive/ Country Road: The Engineering Division has indicated that the plat must be revised to show a 75 foot non-access easement extending from the corner of the Three Rivers Drive/ Country Road intersection as required by the Street Design Criteria Manual. Staff is recommending that the plat be revised to show the non-access easement as identified prior to Final Plat approval.

The Engineering Division has also indicated that, prior to Final Plat approval of the next phase of the residential development, warning signs for the Three Rivers Drive/Country Road intersection must be provided along Country Road.

STAFF REPORT

May 23, 2002

No. 02PL041 - Final Plat

ITEM 12

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