

STAFF REPORT

May 23, 2002

No. 02PL042 - Preliminary and Final Plat

ITEM 13

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 02PL042 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	The unplatted portion of the SW1/4 and the unplatted portion of the NW1/4, Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 5 thru 6, Block 8 and Lots 1 thru 5, Block 9 and Lots 2 thru 6, Block 10 and Lot T Block 8 and Outlot G-1 and dedicated streets, Red Rock Estates, Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 13.214 acres
LOCATION	Red Rock Estates
EXISTING ZONING	Low Density Residential
SURROUNDING ZONING	
North:	Low Density Residential
South:	Low Density Residential
East:	Low Density Residential
West:	County
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/26/2002
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 City Council approval of the Preliminary Plat, 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;
2. Prior to City Council approval of the Preliminary Plat, sanitary sewer plans shall be submitted for review and approval for the sanitary sewer located east of the proposed Prestwick Road cul-de-sac. In addition, a revised access and maintenance easement for the sanitary sewer line shall be submitted for review and approval;

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3. Prior to City Council approval of the Preliminary Plat, the section line highway shall be improved to City street standards or a Variance to the Subdivision Regulations shall be obtained to waive the street improvements or the section line highway shall be vacated;
4. Prior to City Council approval of the Preliminary Plat, a revised grading and drainage plan shall be submitted for review and approval;
5. Prior to City Council approval of the Preliminary Plat, a subdivision estimate form shall be submitted for review and approval;
6. Prior to City Council approval of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid;
7. Prior to City Council approval of the Final Plat, the plat shall be revised to show a non-access easement along Muirfield Drive;
8. Prior to City Council approval of the Final Plat, an 11-6-19 SDCL Review shall be reviewed and approved for the water reservoir site;
9. Prior to City Council approval of the Final Plat, a temporary construction easement shall be granted on Lot 5, Block 8 for the future construction of the water reservoir on Lot 1, Block 8;

Fire Department Recommendations:

10. The Uniform Fire Code shall be continually met;

Register of Deed's Office Recommendation:

11. Prior to City Council approval of the Final Plat, the plat shall be revised to show Lot 1, Block 8 as Lot 4, Block 8; and,

Urban Planning Division Recommendations:

12. Prior to City Council approval of the Final Plat, a Variance to the Subdivision Regulations shall be obtained to allow a lot length greater than twice the lot width or the plat shall be revised to comply with the length to width requirement.

GENERAL COMMENTS:

The applicant has submitted a Preliminary and Final Plat to create 13 residential lots and an Outlot to be known as Phase 3B of the Red Rock Estates Subdivision. The Outlot is a part of the Red Rock Estates golf course. The applicant has also submitted a Variance to the Subdivision Regulations to allow lots twice as long as wide in association with the Preliminary and Final Plat application. (See companion item #02SV024.)

On January 17, 2000 the City Council approved Layout Plat 00PL132 to create a residential development consisting of 280 single family lots, 80 multi-family lots and an eighteen hole golf course to be known as the Red Rock Estates Subdivision. The subject property is located at the northern terminus of Prestwick Road and is a part of the Red Rock Estates development. In addition, the property is currently void of any structural development.

STAFF REVIEW:

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

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Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet; the lot length shall not be greater than twice the lot width". The proposed Preliminary and Final Plat identifies that four of the lots will have a length twice the distance of the width. In addition, 24 lots located in Phases Two thru Five have a length twice as long as they are wide. Prior to Final Plat approval, the Variance to the Subdivision Regulations must be obtained or the plat must be revised to comply with the length to width requirement.

Drainage Plan: The Engineering Division has indicated that a revised grading and drainage plan must be submitted for review and approval. In particular, the confluence of basin(s) located at the northern terminus of Prestwick Road must be addressed.

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.

Water and Wastewater: The Engineering Division has indicated that sewer plans must be submitted for review and approval for the sanitary sewer located east of the proposed Prestwick Road cul-de-sac. The plans must include grades, width and pavement surfacing sections and turnarounds. In addition, a revised maintenance and access easement must be submitted for review and approval. The Engineering Division has also indicated that two coliform bacteria tests, at least 24 hours apart, must be submitted for review and approval prior to placing the water main in service.

Section Line: A north/south section line is located along the west lot line of the subject property. Prior to City Council approval, the section line highway must be improved to City street standards or a Variance to the Subdivision Regulations must be obtained to waive the street improvements or the section line highway must be vacated. The west half of the section line highway is located on an adjacent property under different ownership from the subject property and is located in the County. The Subdivision Regulations states that "...where there exists a dedicated or platted half-street adjacent to the tract to be subdivided, the other half shall be platted. No new half-streets shall be permitted". Vacating only that portion of the section line highway located on the subject property will create a half-street. As such, the entire section line highway must be vacated through the appropriate City and County vacation procedures. Prior to City Council approval of the Preliminary Plat, the section line highway issue must be addressed as identified.

Reservoir Site: The plat identifies Lot 1, Block 8 as a "water tank lot". The Engineering Division has indicated that the future construction of a water reservoir is proposed for the water tank lot. The water reservoir will be necessary to meet the water needs for future phases of the Red Rock Estates Subdivision and future development(s) within the area. The water system is a public utility requiring that an 11-6-19 SDCL Review be reviewed and approved. In addition, the Engineering Division has indicated that the 11-6-19 SDCL Review must be approved prior to Final Plat approval to insure that the proposed lot will provide sufficient

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area for the water reservoir. The Engineering Division has also indicated that a temporary construction easement must be obtained for Lot 5, Block 8 located directly north of the reservoir site to insure that an adequate staging and construction area for the future water reservoir is being provided. Staff is recommending that an 11-6-19 Review be approved and that a temporary construction easement be granted as identified prior to Final Plat approval.

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