

STAFF REPORT

August 22, 2002

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**No. 02PL083 - Preliminary and Final Plat**

**ITEM 16**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 02PL083 - Preliminary and Final Plat</b>
EXISTING LEGAL DESCRIPTION	The unplatted portion of the NW1/4 of the SW1/4, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 4, Block 1, Lots 1 thru 9, Block 2, and Outlot A and Dedicated Streets, Neff Subdivision II, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.99 acres
LOCATION	The cul-de-sacs at the west end Sweetbriar Street and Avenue A
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Low Density Residential District w/Planned Residential Development (City)
PUBLIC UTILITIES	Rapid Valley Sanitary Sewer and Water
DATE OF APPLICATION	07/26/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be continued to the September 26, 2002 Planning Commission meeting to allow the applicant time to submit additional required information.

GENERAL COMMENTS: This Preliminary and Final Plat request has been submitted to subdivide a 3.99 acre tract into 13 single family residential lots and one outlot. This request is the companion item to an associated Rezoning request (file #02RZ042), an Annexation request (file #02AN007) and a Subdivision Regulations Variance request (file #02SV036).

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The property is located at the west terminus of Sweetbriar Street and Avenue A. The proposed lots range in size from 0.18 acres to 0.29 acres. The applicant is proposing to rezone the property from No Use District to Low Density Residential Zoning District and the applicant has requested a variance to the Subdivision Regulations to allow for residential lots that are twice as long as they wide.

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

Drainage Plans: The Engineering Division and the Pennington County Drainage Engineer have both noted that the drainage design plans submitted with this Preliminary and Final Plat request assume that drainage improvements identified in the Race Track Draw Detention Pond Project have been constructed. To date, these drainage improvements have not been completed. Because of the potential impacts on downstream property owners, staff is recommending that prior to Preliminary Plat approval by the Planning Commission that all the drainage improvements included in the Race Track Draw Detention Cell Project must be constructed and functional.

The Engineering Division has reviewed the applicant's drainage plans and noted other revisions to the applicant's drainage plan that must be addressed prior to Preliminary Plat approval. Staff has returned the Engineering Division comments and redlined design plans to the applicant for review and revision.

Water and Sanitary Sewer: The Rapid City Engineering Division has noted on the design plans submitted with this request that the applicant must work with the Rapid Valley Sanitary District to ensure that the design plans are in compliance with all the requirements of Rapid Valley Sanitary District. In addition, the Rapid Valley Sanitary District has requested that the applicant schedule a pre-construction meeting prior to initiation of the construction of the subdivision improvements.

Street Lights: Section 16.16 of the Rapid City Municipal Code requires that the subdivider provide street light conduit for the installation of streetlights. Staff is requesting that the applicant revise the design plans to show the location of proposed street lights and the provision of the required street light conduit. In addition, the Engineering Division has requested that the applicant include the location of electrical transformers and service locations on the revised design plans.

Geotechnical Data: The Engineering Division has noted that geotechnical engineering and testing data must be submitted for review to verify the applicant's pavement design plans.

Master Plan: As mentioned previously, the applicant has submitted a request to annex the subject property as well as property to the north and west into the City of Rapid City's corporate limits. Staff is requesting that the applicant submit a master plan identifying the anticipated development of the area being annexed that is not included in this Preliminary and Final Plat request.

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Pennington County Register of Deeds: The Pennington County Register of Deeds has noted that the subdivision name "Neff Subdivision II" has previously been used within Pennington County. The applicant will need to select a different subdivision name for review and approval by the Pennington County Register of Deeds.

City/County Maintenance Agreement: This Preliminary and Final Plat proposes to extend the existing Sweetbriar Street and Avenue A to the west approximately 400 feet. Currently, Sweetbriar Street and Avenue A are outside of the Rapid City limits and are maintained by the Pennington County Highway Department. The applicant has requested that the proposed subdivision be annexed into the Rapid City limits and as such the extension of Sweetbriar Street and Avenue A will be maintained by the City of Rapid City. The City of Rapid City and Pennington County will need to draft an agreement identifying what services, such as snow removal, will be provided by which agency.