

STAFF REPORT

November 7, 2002

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**No. 02PL110 - Final Plat**

**ITEM 11**

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GENERAL INFORMATION:

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| PETITIONER                    | Dream Design International, Inc.  |
| REQUEST                       | <b>No. 02PL110 - Final Plat</b>   |
| EXISTING<br>LEGAL DESCRIPTION | The unplatted portion of the SE1/4 SE1/4 of Section 13, T2N, R7E, BHM, Pennington County, South Dakota  |
| PROPOSED<br>LEGAL DESCRIPTION | Lots 2 thru 13 and Lots 16 thru 24, Block 8 of Northbrook Village Subdivision, located in the SE1/4 SE1/4 of Section 13, T2N, R7E, BHM, Pennington County, South Dakota |
| PARCEL ACREAGE                | Approximately 7.537 acres   |
| LOCATION                      | Northwest of the intersection of Country Road and Nike Road   |
| EXISTING ZONING               | Low Density Residential District w/PDD  |
| SURROUNDING ZONING            |   |
| North:                        | General Agriculture District (County)   |
| South:                        | Medium Density Residential District (County)  |
| East:                         | General Agriculture District (County)   |
| West:                         | Low Density Residential District  |
| PUBLIC UTILITIES              | City Sewer and Water  |
| DATE OF APPLICATION           | 10/11/2002  |
| REPORT BY                     | Tom Kurtenbach  |

RECOMMENDATION:

Staff recommends that the Final Plat for Lots 2 thru 13 and Lots 16 thru 24, Block 8 of Northbrook Village Subdivision be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Final Plat approval by the City Council, the plat shall be revised identifying the proposed "Drainage and Utility Easement" as a "Major 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";
2. Prior to Final Plat approval by the City Council, the applicant shall provide utility "as-built"

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- drawings which show revisions to the plans;
3. 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;
  4. 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 and associated connection fees. In addition, a site plan for the lift station improvements shall be submitted for review and approval;

Fire Department Recommendations:

5. The Uniform Fire Code shall be continually met;

Register of Deeds Office Recommendations:

6. Prior to Final Plat approval by the City Council, the plat title shall be revised to include "Rapid City";

Urban Planning Division Recommendations:

7. Prior to Final Plat approval by the City Council, the plat page numbering shall be reversed so that the plat certificates will be presented on Page 2 of 2;
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, the applicant shall show both a dedicated planting easement and a separate utility easement along Country Road and Nike Road rights of way;
10. 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;
11. 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;

Emergency Services Communication Center Recommendation:

12. Prior to City Council approval of the Final Plat, the applicant shall submit an alternative name for the north-south segment of the road currently identified as Viking Drive; and,
13. Prior to City Council approval of the Final Plat, the applicant shall revise "Nike Road" to "West Nike Road".

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.

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STAFF REVIEW:

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

Drainage: The Engineering Division has indicated that the plat must be revised identifying the proposed "Drainage and Utility Easement" as a "Major 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.

Street Names: Street names in the Northbrook Village Subdivision are based on professional football teams. The applicant has provided street names that follow that theme. The Emergency Service Communication Center has requested that an alternative name be assigned to the north-south segment of the street currently identified as Viking Drive. Viking Drive is an east-west street and utilizing the same name on the north-south segment would cause addressing problems. Prior to Final Plat approval, an alternative street name must be provided for review and approval. In addition, the Emergency Service Communication Center has requested that the name of Nike Road be revised to West Nike Road.

Utility/Planting Easements: The proposed plat shows a ten foot planting easement along both Country Road and Nike Road rights of way. According to Chapter 16.12.190 of the Rapid City Municipal Code, "the subdivider shall put in a planting screen easement of not less than ten feet in width, across which no right of access shall be provided." Staff is of the understanding that private utilities have been installed within the referenced planting easements. This has caused problems and confusion in the previous phase. As a result, staff recommends that the proposed plat show both a dedicated planting easement and a separate utility easement along the Country Road and Nike Road rights of way.

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.

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