

STAFF REPORT

July 10, 2003

No. 02PL114 - Preliminary and Final Plat

ITEM 21

GENERAL INFORMATION:

PETITIONER	Dream Design International Inc.
REQUEST	No. 02PL114 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	The unplatted W1/2 NW1/4 NE1/4 less Red Ridge Ranch, less Red Rock Estates and less right-of-way located in Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 7 thru 10, Block 14 and Outlot LS and dedicated streets of Red Rock Estates, Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.29 acres
LOCATION	Along the extension of Birkdale Road off Muirfield Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/25/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be **denied without prejudice**.

GENERAL COMMENTS:

This item has been continued several times since the November 21, 2002 Planning Commission meeting at the applicant's request. Staff had originally recommended that the item be approved with the following stipulations:

Engineering Division Recommendations:

- 1. Prior to Final Plat approval by the City Council, the plat document shall be revised to show a non-access easement along the first 50 feet of Birkdale Road as it**

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2. extends north from Muirfield Drive;
Prior to Final Plat approval by the City Council, the plat document shall be revised to show major drainage easement(s) extending north from Birkdale Road as shown on the red lined corrections to the plat document;
3. Prior to Final Plat approval, all site improvements for the lift station shall be complete or surety shall be posted;

Fire Department Recommendations:

4. All Uniform Fire Codes shall be continually met;

Urban Planning Division Recommendations:

5. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
6. 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.

The applicant has requested that this item be continued several times to allow them to address concerns expressed by a recent purchaser of an adjacent lot. The applicant has recently indicated that the site may be developed differently than shown on this plat document. As such, staff is recommending that the Preliminary and Final Plat be denied without prejudice. At such time as the applicant finalizes the new development plans, a Preliminary and Final Plat may be resubmitted without paying the application fee. Please note that no other part of this Staff Report has been revised.

The applicant has submitted a Preliminary and Final Plat to create four residential lots and an outlot. The applicant has also submitted a Planned Development Designation for the four residential lots to allow the construction of townhomes on this portion of the subject property. The applicant has indicated that the four residential lots will eventually be replatted into townhome lots. In addition, the applicant has submitted a Rezoning request to change the zoning of the four residential lots from General Agriculture District to Low Density Residential District. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter and sidewalk(s) along the northern portion of Birkdale Road. (See companion items #02PD063, 02RZ065 and 02SV024.)

The property is located north of Muirfield Drive and is a part of the Red Rock Estates Subdivision. A sewer lift station has recently been constructed on the outlot. The proposed residential lots are currently void of any structural development.

STAFF REVIEW:

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

Zoning: As previously indicated, the applicant has submitted a rezoning request to change the

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zoning of the proposed residential lots from General Agriculture District to Low Density Residential District with a Planned Development Designation. The General Agriculture District requires a minimum twenty acre lot size for residential development. The applicant should be aware that prior to issuance of a building permit for a residence, the property must be rezoned as identified.

Plat Revisions: The Engineering Division has indicated that the plat document must be revised to show a non-access easement along the first 50 feet of Birkdale Road as it extends north from Muirfield Drive. In addition, the plat document must be revised to show Major Drainage Easement(s) extending north from Birkdale Road as shown on the associated red lined corrections of the plat document.

Lift Station: A lift station has been constructed on the outlot to serve the development. The Engineering Division has indicated that to date the parking area has not been paved. In addition, an access gate is needed at the east access point and a yard light must be provided. Staff is recommending that the site improvements for the lift station be completed prior to Final Plat approval or surety posted for the improvement(s).

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 fore 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 or 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 fore 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.