

STAFF REPORT

July 10, 2003

No. 03PL068 - Preliminary and Final Plat

ITEM 25

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 03PL068 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	The unplatted balance of the NW1/4 SE1/4 less Big Sky Subdivision, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 10-12, Block 4; Lots 1-11, Block 17; Lots 12-22, Block 15; Lots 3-5, Block 16 of Big Sky Subdivision and dedicated Elmer Street, Aurora Drive, Carl Avenue and Major Drainage Easements located in the N1/2NW1/4SE1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 8.129 acres
LOCATION	North of South Pitch Drive and Elmer Street
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Medium Density Residential District w/Planned Development Designation
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	City sewer and water/Rapid Valley Sanitation District
DATE OF APPLICATION	06/13/2003
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 Preliminary Plat approval by the City Council, a revised drainage plan shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, the construction plans shall be

STAFF REPORT

July 10, 2003

No. 03PL068 - Preliminary and Final Plat

ITEM 25

- revised addressing redline comments from the City Engineering Division;
3. Prior to Preliminary Plat approval by the City Council, the revised construction plans shall be reviewed and approved by the City of Rapid City. In addition, the water and sewer plans shall be reviewed and approved by the Rapid Valley Sanitary District;

Fire Department Recommendations:

4. The 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 fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Preliminary and Final Plat to subdivide the subject property into 28 residential lots. The proposed residential development is Phase VIII of the "Big Sky Subdivision". The applicant has also submitted a Petition for Annexation for the subject property as well as an approximate 2.11 acres located directly north of the subject property. In addition, the applicant has submitted a rezoning request to change the zoning designation of the property from No Use District to Low Density Residential District. (See companion items #03AN008 and 03RZ024.)

The property is located at the northern terminus of Carl Avenue and Aurora Drive and is currently void of any structural development.

STAFF REVIEW:

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

Annexation: As previously indicated the applicant is proposing to annex the subject property as well as an additional 2.11 acres located directly north of the property. The applicant is proposing to annex the adjacent 2.11 acres to provide contiguity with the City limit boundary. As such, staff is not requiring that the annexation be approved prior to Final Plat approval.

Drainage Plan: The drainage plan indicates that drainage from the north end of Carl Avenue will be discharged onto existing lots in the Valley Ridge Subdivision located directly east of the subject property. The drainage plan must be revised to provide for the discharge of drainage into appropriate rights-of-way or easements. The subject property is located in the County Heights Drainage Basin. It has been noted that all detention elements of the County Heights Drainage Basin identified in the basin drainage plan have not yet been constructed. The revised drainage plan must demonstrate that the proposed development will not result in excessive downstream flows under design conditions or additional detention must be provided as necessary. Staff is recommending that a revised drainage plan be submitted for

STAFF REPORT

July 10, 2003

No. 03PL068 - Preliminary and Final Plat

ITEM 25

review and approval as identified prior to Preliminary Plat approval by the City Council.

Phasing Plan: The Engineering Division is concerned that phasing of the subdivision improvements has not yet resulted in the connection of Carl Avenue and/or Aurora Street to Homestead Street. As such, the Engineering Division is recommending that any future phases of work north of the subject property result in the connection of either Carl Avenue or Aurora Street to Homestead Street. This will provide necessary road connection to the elementary school being constructed along Homestead Street. In addition, it will provide for the extension of sanitary sewer service to the school site.

Construction Plans: The Engineering Division has indicated that prior to Preliminary Plat approval by the City Council, the construction plans must be revised addressing redline comments. The Engineering Division has also indicated that a portion of the subject property is located within the City's service boundaries for water and sewer. The southern portion of the property is located within the service boundaries of the Rapid Valley Sanitary District. As such, prior to Preliminary Plat approval by the City Council, the water and sewer plans must also be reviewed and approved by the Rapid Valley Sanitary District.

Fire Department: The Fire Department has indicated that all streets must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants will be required as per City and Uniform Fire Code. The fire hydrants must be in place and operational prior to any building construction. In addition, an all weather access road to accommodate Fire Department apparatus must be in place prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the Uniform Fire Code be continually met.

Staff believes that the proposed plat generally complies with all applicant Zoning and Subdivision Regulations assuming compliance with the stated stipulations.