

STAFF REPORT

August 21, 2003

No. 02PL083 - Preliminary and Final Plat

ITEM 3

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 02PL083 - Preliminary and Final Plat
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 of Sweetbriar Street and Avenue A
EXISTING ZONING	Low Density Residential
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	Tom Kurtenbach/Vicki L. Fisher

RECOMMENDATION:

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

GENERAL COMMENTS: (Updates to the staff report are shown in bold.) This item has been continued several times since the March 27, 2003 Planning Commission meeting at the applicant's request and/or to allow the applicant to submit additional information. This Staff Report has been revised as of August 14, 2003. 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. The proposed lots range in size from 0.18 acres to 0.29 acres. The property is located at the west terminus of Sweetbriar Street and Avenue

STAFF REPORT

August 21, 2003

No. 02PL083 - Preliminary and Final Plat

ITEM 3

A. This Preliminary and Final Plat application is accompanied by the associated rezoning request (file #02RZ042), an annexation request (file #02AN007) and a Subdivision Regulations Variance request (file #02SV036). The Subdivision Regulations Variance was requested to allow lot length to exceed twice the lot width, as regulated by Chapter 16.12 of the Municipal Code. The Subdivision Regulations variance was approved by City Council on September 3, 2002. The rezoning request proposed a rezoning of the property from No Use District to Low Density Residential District. The rezoning request was approved by the City Council on November 4, 2002. The petition for annexation was approved with stipulations on November 4, 2002.

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 drainage improvements included in the Race Track Draw Detention Cell Project have been substantially completed and are now functioning.

The Engineering Division has reviewed the applicant's drainage plans and has noted other revisions 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. As of August 14, 2003, the applicant has not submitted revised subdivision drainage design plans. The original plans identified subdivision runoff routed over adjacent property. The adjacent property owners have been in communication with the developer regarding their concerns.

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. The Engineering Division had also requested an Electrical Distribution plan to allow the evaluation of potential conflict(s) of those improvements with drainage facilities or other subdivision development. **As of August 14,**

STAFF REPORT

August 21, 2003

No. 02PL083 - Preliminary and Final Plat

ITEM 3

2003, the applicant has not submitted the requested electrical plans.

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

Master Plan: On June 26, 2002, the applicant submitted a master plan for development in the area, including the subject property.

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. **As of August 14, 2003 the applicant has not submitted a new subdivision name for review and approval.**

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, the existing Sweetbriar Street and Avenue A are outside of the Rapid City limits and are maintained by the Pennington County Highway Department. The proposed subdivision was approved for annexation by the City Council on November 4, 2002. When the extensions of Sweetbriar Street and Avenue A are completed, 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.

Previously staff recommended that "the Preliminary and Final Plat be continued to the August 21, 2003 Planning Commission meeting to allow the applicant to submit additional information as outlined above. If the additional information is not submitted on or before August 7, 2003, staff will recommend that the Preliminary and Final Plat be denied without prejudice at the August 21, 2003 Planning Commission meeting". The applicant failed to bring the information as outlined and, as such, staff is recommending that the Preliminary and Final Plat be denied without prejudice.