

STAFF REPORT

October 23, 2003

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**No. 03PL097 - Layout, Preliminary and Final Plat**

**ITEM 4**

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GENERAL INFORMATION:

|                               |  |
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| PETITIONER                    | Renner & Sperlich Engineering Company for Doeck, LLC   |
| REQUEST                       | <b>No. 03PL097 - Layout, Preliminary and Final Plat</b>  |
| EXISTING<br>LEGAL DESCRIPTION | A portion of the NW1/4 of the SW1/4 and the SW1/4 of the NW1/4 located in the NW1/4 of SW1/4 and the SW1/4 of NW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota  |
| PROPOSED<br>LEGAL DESCRIPTION | Lots 12-21 Block 1, Lots 12-40 Block 2, Lots 1-12 and 21-24 Block 3, and Lots 1, 13, 14, 30 and 31 Block 5 of Auburn Hills Subdivision, located in the NW1/4 of SW1/4 and the SW1/4 of NW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE                | 18.767 acres   |
| LOCATION                      | West of Haines Avenue and north and south of Amber Drive   |
| EXISTING ZONING               | Low Density Residential District   |
| SURROUNDING ZONING            |  |
| North:                        | Low Density Residential District   |
| South:                        | Low Density Residential District   |
| East:                         | Medium Density Residential District  |
| West:                         | General Agriculture District (County)  |
| PUBLIC UTILITIES              | To be extended   |
| DATE OF APPLICATION           | 09/26/2003   |
| REPORT BY                     | Vicki L. Fisher  |

RECOMMENDATION:

Staff recommends that the Layout, Preliminary and Final Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, an evaluation of the increase drainage flows from this phase of the development shall be submitted for review and approval. In addition, necessary mitigation measures shall be identified;

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2. Prior to Preliminary Plat approval by the City Council, the applicant shall demonstrate that all flows from the area within the development and from the basins above the development are being routed within their natural drainage basins, or the applicant shall demonstrate the right to divert drainage into another drainage basin;
3. Prior to Preliminary Plat approval by the City Council, a utility master plan shall be submitted for review and approval. In particular, the utility master plan shall demonstrate that utility services, especially sanitary sewer services, can be provided to the adjacent upstream area.
4. Prior to Preliminary Plat approval by the City Council, the applicant shall demonstrate that all agreements necessary to assure wastewater connection fees for upgrades, improvements or replacement to the sanitary sewer lift station serving this area, are in effect and that the appropriate fees shall be paid;
5. Prior to Preliminary Plat approval by the City Council, road construction plans shall be submitted for review and approval showing curb, gutter and sidewalk along Haines Avenue or a Variance to the Subdivision Regulations shall be obtained;
6. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Engineering Division;
7. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate form shall be submitted for review and approval;
8. Prior to Final Plat approval by the City Council, the plat document shall be revised to provide non-access easements in compliance with the Street Design Criteria Manual;

#### Emergency Services Communication Center Recommendation:

9. Prior to Final Plat approval by the City Council, alternate road names for "Amber Drive" and "Gemstone Place" shall be submitted for review and approval. In addition, the plat document shall be revised to show the approved road names;

#### Pennington County Highway Department Recommendation:

10. Prior to Preliminary Plat approval by the City Council, an approach permit shall be obtained for the connection of Amber Drive to Haines Avenue; and,

#### Urban Planning Division Recommendations:

11. Prior to City Council approval, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fee shall be paid.

#### GENERAL COMMENTS:

The applicant has submitted a Layout, Preliminary and Final Plat to develop 60 residential lots to be known as Phase Two of the Autumn Hills Subdivision. On June 16, 2003, the City Council approved Preliminary and Final Plat #02PL037 to create a 37 residential lot development as Phase One of the Autumn Hill Subdivision.

The subject property is located directly west of Phase One of the development, west of Haines Avenue, and is currently void of any structural development.

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STAFF REVIEW:

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

Drainage: The Engineering Division has indicated that an evaluation of the increased drainage flows from this phase of the development must be submitted for review and approval. In addition, necessary mitigation measures shall be identified. The Engineering Division has also indicated that the applicant must demonstrate that all flows from the area within the development and from the basins above the development are being routed within their natural drainage basins or demonstrate the right to divert drainage into another drainage basin. Staff is recommending that the information be submitted for review and approval prior to City Council approval of the Preliminary Plat.

Utilities: The Engineering Division has indicated that a utility master plan must be submitted for review and approval. In particular, the utility master plan must demonstrate that utility services, especially sanitary sewer services, can be provided to the adjacent upstream area. The Engineering Division has also indicated that the applicant must demonstrate that all agreements necessary to assure wastewater connection fees for upgrades, improvements or replacement to the sanitary sewer lift station serving this area, are in effect and that the appropriate fees will be paid. Staff is recommending that the utility master plan and the information regarding the wastewater connection fees be submitted for review and approval prior to City Council approval of the Preliminary Plat.

Streets: Auburn Drive, Coal Bank Drive, Chalkstone Drive and Amber Drive are classified as a sub-collector street requiring a minimum 52 foot wide right-of-way with a minimum 27 foot wide paved surface. In addition, Crimson Court is classified as a lane place street requiring a minimum 49 foot wide right-of-way with a 24 foot wide paved surface. The construction plans identify that the streets will be constructed to these minimum standards as per the Street Design Criteria Manual. Haines Avenue is classified as a minor arterial street on the City's Major Street Plan. Currently, curb, gutter and sidewalk do not exist along this section of Haines Avenue. As such, prior to City Council approval of the Preliminary Plat, road construction plans providing for these improvements along Haines Avenue must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

The Pennington County Highway Department has indicated that an approach permit for the connection of Amber Drive to Haines Avenue must be obtained prior to City Council approval of the Preliminary Plat. In addition, a permit to work in the right-of-way must be obtained prior to actually constructing the street connection.

The Emergency Services Communication Center has indicated that "Amber Drive and Gemstone Place" are road names currently being used. As such, alternate road names for these two streets must be submitted for review and approval. In addition, the plat document shall be revised to show the approved road names. Staff is recommending that the road

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names be submitted for review and approval and the plat document revised accordingly prior to City Council approval of the Final Plat.

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