

STAFF REPORT
July 8, 2004

No. 04PL086 - Preliminary Plat

ITEM

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 04PL086 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	SW1/4 NE1/4 and SE1/4 NE1/4, Section 23, T2N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 8 and Lots 33 thru 38 of Block 1, Lots 27 thru 32 of Block 2 and Lots 1 thru 9 of Block 3, Rainbow Ridge Subdivision, Section 23, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20.81 acres
LOCATION	West of Chet Street
EXISTING ZONING	Limited Agriculture District (County)
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	Limited Agriculture District (County)
East:	Mobile Home Residential District (City)
West:	Limited Agriculture District (County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	06/11/2004
REVIEWED BY	Vicki L. Fisher / Sig Zvejnieks

RECOMMENDATION:

Staff recommends that the Preliminary Plat be approved with the following stipulations:

1. Prior to Preliminary Plat approval by the City Council, the applicant shall submit a Phasing Plan demonstrating that no more than 40 dwelling units shall be served with one point of access or a Special Exception to the Street Design Criteria Manual shall be obtained as needed;
2. Prior to Preliminary Plat approval by the City Council, a revised Master Plan for the balance of the property shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, geotechnical information addressing pavement design as well as cuts, fills and slope stability shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the

STAFF REPORT
July 8, 2004

No. 04PL086 - Preliminary Plat

ITEM

- redlined drawings shall be returned to the Engineering Division;
5. Prior to Preliminary Plat approval by the City Council, the applicant shall demonstrate that agreements necessary to insure 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. In addition, sewer sizing calculations shall be submitted for review and approval as per South Dakota Department of Environment and Natural Resources rules;
 6. Prior to Preliminary Plat approval by the City Council, a revised cost estimate of the subdivision improvements shall be submitted for review and approval;
 7. Prior to Preliminary Plat approval by the City Council, additional grading and drainage information shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as needed;
 8. 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 provide for the extension of utilities through the subject property as well as to the adjacent properties;
 9. The Uniform Fire Codes shall be continually met;
 10. Prior to submittal of a Final Plat, the plat document shall be revised to show "Chet Street" as "Bunker Drive"; and,
 11. Upon submittal of a Final Plat application, 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 Plat to subdivide 80 acres into 29 residential lots leaving an unplatted balance. The residential development is being proposed as Phase One of the Rainbow Ridge Subdivision.

On April 5, 2004, the City Council approved a Layout Plat to subdivide the subject property into 105 residential lots to be known as Rainbow Ridge Subdivision. In addition, a Variance to the Subdivision Regulations was granted to waive the requirement to install curb, gutter, street light conduit, water and sewer and to waive the requirement to provide sidewalks on both sides of the street within Phase Two of the proposed development. A Variance to the Subdivision Regulations was also granted to allow lots twice as long as they are wide.

The property is located west of the CHMH Subdivision located along Haines Avenue and is currently void of any structural development.

Staff Review:

Staff has reviewed the Layout Plat and has noted the following considerations:

Master Plan: The vicinity map shown on sheet #1 of the construction plans identifies that Phase 2 of the proposed development has significantly been revised from the previously approved Layout Plat for the subject property. As such, staff is recommending that a revised Master Plan be submitted for review and approval prior to Preliminary Plat approval by the City Council.

STAFF REPORT
July 8, 2004

No. 04PL086 - Preliminary Plat

ITEM

Phasing Plan: The Preliminary Plat identifies that two access streets will be constructed to serve the subject property. With the existing residential development located east of the subject property, both streets must be dedicated as right-of-way in order to preclude more than 40 dwelling units with one point of access. Staff is recommending that prior to Preliminary Plat approval by the City Council, the applicant submit a Phasing Plan demonstrating that no more than 40 dwelling units will be served with one point of access or a Special Exception to the Street Design Criteria Manual must be obtained as needed.

Sewer: The applicant must demonstrate that 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 are paid. In addition, the applicant must submit sewer sizing calculations to be reviewed and approved as per the South Dakota Department of Environment and Natural Resources. Staff is recommending that the information be submitted as identified prior to Preliminary Plat approval by the City Council.

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access. Staff is recommending that the Uniform Fire Code be continually met.

Phase Two: The applicant has indicated that a booster station will be constructed in Phase Two of the development to serve the areas above elevation 3,450. Staff has noted that a Utility Master Plan of the area must be completed to insure that the location and design of the booster station will serve the greatest area possible. In addition, water flows must be demonstrated to insure that domestic and fire flows are being provided. Staff has also noted that prior to Preliminary Plat approval of Phase Two, the applicant must enter into a cost sharing agreement with the City for the design and construction of the booster station in order to provide water service to this area of the development.

Phase Two also identifies a 1,200 foot long cul-de-sac with no intermediate turnarounds serving as access to 28 lots. The Street Design Criteria Manual states that a cul-de-sac may not serve more than 20 lots and that an intermediate turnaround must be provided every 600 feet for a cul-de-sac street. The applicant should be aware that upon submittal of a Preliminary Plat for Phase Two, the plat document must be revised accordingly or Special Exceptions to the Street Design Criteria Manual must be obtained.

Staff has also noted that culvert sizing along that portion of Sagewood Street that will be constructed without curb and gutter located within Phase Two must be submitted for review and approval upon submittal of a Preliminary Plat.

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