

STAFF REPORT
January 6, 2005

No. 04PI197 - Preliminary Plat

ITEM 14

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Doeck LLC/Joe Muth
REQUEST	No. 04PI197 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	a portion of the NW1/4 of the SW1/4, and a portion of the SW1/4 of the N1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 27 thru 55, Block 3, Lots 6 thru 11 Block 4, Lots 22 thru 32 Block 8, Auburn Hills Subdivision, a portion of the NW1/4 of the SW1/4, and a portion of the SW1/4 of the N1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 13 Acres
LOCATION	Auburn Drive and Charmwood Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	General Agriculture District/LA (County)
South:	Medium Density Residential District
East:	Medium Density Residential District/General Agriculture District (County)
West:	General Agriculture District (County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/10/2004
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

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

1. 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 redlined drawings shall be returned to the Development Service Center Division;
2. Prior to Preliminary Plat approval by the City Council, the applicant shall obtain approval from the City Council for any oversizing costs of the 14 inch water main, if City payment of the oversize cost is requested;
3. Prior to Preliminary Plat approval by the City Council, the sewer plans shall be revised to show the sewer main located in Indigo Court right-of-way;

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4. Prior to Preliminary Plat approval by the City Council, the applicant shall provide documentation demonstrating maintenance for the channel by homeowners or other private entities, or the drainage plans must be revised to incorporate measures to reduce maintenance requirements and facilitate maintenance access to all areas;
5. All Uniform Fire Code shall be continually met;
6. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval; and,
7. Upon submittal of the 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 create 46 residential lots as a part of the Auburn Hill Subdivision. The subject property is located between Cobalt Drive and Auburn Drive on the west side of Haines Avenue and is currently void of any structural development.

STAFF REVIEW:

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

Zoning: The property is currently zoned Low Density Residential District requiring a minimum lot size of 6,500 square feet. The Layout Plat identifies that the proposed lots range in size from 8,581 square feet to 20,581 square feet meeting the minimum lot size requirement of the Low Density Residential District.

Drainage: The proposed construction plans for the subdivision indicate that storm runoff will be managed using an open channel located along the rear lot lines of the lots in the southwest portion of the proposed subdivision. Existing grades of the channel in this area are over 10% in many areas. The plans propose rip rap lined drop structures to stabilize the earth channel through this area. Staff has concerns about the stability of these drop structures, and the need for maintenance. Rear yard channels are difficult for the City to access and maintain, especially where equipment is needed for the maintenance. Staff is recommending that prior to Preliminary Plat approval by the City Council, the applicant provide documentation demonstrating maintenance for the channel by a homeowners association or other private entities, or the drainage plans must be revised to incorporate measures to reduce maintenance requirements and facilitate maintenance access to all areas.

Water: The water construction plan identifies a 14 inch water main being extended to serve the subject property. This is consistent with the City's Master Plan for water distribution facilities in the area. For many of these larger water mains, the City has paid oversized costs to account for the installation of pipes to provide service to other areas outside of the area of the subdivision. To date, the applicant has not requested or obtained approval from the City Council for payment of the oversizing costs of the water main. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the applicant must obtain approval from the City Council for the oversizing costs of the 14 inch water main, if City payment of the oversize cost is to be requested.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be

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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 or a Variance to the Subdivision Regulations must be obtained. The fire hydrants must be in place and operational 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 this proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.