

STAFF REPORT
February 24, 2005

No. 05PL021 - Preliminary Plat

ITEM 12

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	No. 05PL021 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of the E1/2 NE1/4 Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1-18 of Block 1; Lots 1-12 of Block 2; Lots 1-16 of Block 3; and Lots 1-7 of Block 4, South Pointe Subdivision, all located in the E1/2 NE1/4 Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 16.96 acres
LOCATION	At the current southern terminus of Parkview Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Public District
South:	General Agriculture District
East:	Low Density Residential-II District/Medium Density Residential District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	1/28/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

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 red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
2. Prior to Preliminary Plat approval by the City Council, a revised drainage plan, including an erosion control plan, shall be submitted for review and approval. In addition, the plat document shall be revised to show drainage easements as needed. Miscellaneous documents securing drainage easement(s) on adjacent properties shall be recorded at the Register of Deed's Office as needed;
3. Prior to Preliminary Plat approval by the City Council, construction easements to allow

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- grading on adjacent properties shall be obtained and recorded at the Register of Deed's Office as needed;
4. Prior to Preliminary Plat approval by the City Council, the applicant shall demonstrate that the proposed center island located in South Pointe Drive does not hamper access to proposed Lot 1 of Block 1;
 5. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show the dedication of the northern 650 feet of Parkview Drive as it abuts the subject property. In addition, the plat document shall be revised to show the dedication of the west half of the right-of-way for Parkview Drive located on the adjacent property(s) or the west half of the right-of-way shall be dedicated as a part of a separate platting proposal or a Variance to the Subdivision Regulations shall be obtained to allow platting half of a right-of-way;
 6. Prior to Preliminary Plat approval by the City Council, a revised Master Plan, including private utilities, shall be submitted for review and approval;
 7. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 8. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along Parkview Drive as it abuts Lot 1 of Block 1, Lots 9 and 16 of Block 3 and Lots 1 and 4 of Block 4. In addition, a 75 foot non-access easement shall be shown along all corner lots abutting Parkview Drive. A non-access easement shall also be shown along Enchanted Pines Drive. A minimum 50 foot non-access easement shall be shown along the balance of the corner lots within the proposed development;
 9. The International Fire Code shall be continually met;
 10. Prior to submittal of a Final Plat application, a different street name for South Pointe Drive shall be submitted to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street name;
 11. Prior to submittal of a Final Plat application, a different subdivision name shall be submitted to the Register of Deed's Office for review and approval. In addition, the plat document shall be revised to show the approved subdivision name; and,
 12. 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 17 acres into 62 residential lots. The applicant has indicated that the development is to be known as "South Pointe Subdivision".

The subject property is located in the southwest corner of the intersection of Enchanted Pines Drive and Parkview Drive and is currently void of any structural development.

STAFF REVIEW:

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

Drainage Information: A revised drainage plan and an erosion control plan must be submitted for review and approval. In particular, the revised drainage plan must identify where or what the proposed outlet located north of Enchanted Pines Drive feeds into. In addition, the

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drainage plan must clearly demonstrate any drainage flows onto adjacent properties. Staff is recommending that prior to Preliminary Plat approval by the City Council, a revised drainage plan be submitted for review and approval. In addition drainage easements must be obtained and/or shown on the plat as needed.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, 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 International Fire Code be continually met.

Parkview Drive: Parkview Drive is located along the east lot line of the subject property and is classified as a collector street on the City's Major Street Plan. A collector street must be located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The applicant has submitted construction plans for Parkview Drive identifying that the street will be constructed meeting the minimum design standards of a collector street. However, the plat document does not show the dedication of the northern 650 feet of Parkview Drive located adjacent to the subject property. In addition, the Preliminary Plat identifies that the east half of the Parkview Drive right-of-way is located on an adjacent property. Staff is recommending that prior to Preliminary Plat approval by the City Council, the plat document be revised to include the dedication of the northern 650 feet of Parkview Drive as it abuts the subject property. In addition, the plat document must be revised to show the dedication of the east half of the right-of-way or the east half of the right-of-way must be dedicated as a part of a separate platting proposal. Either way, the entire right-of-way for Parkview Drive must be dedicated at the same time or a Variance to the Subdivision Regulations must be obtained to allow platting half a right-of-way.

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