

STAFF REPORT
November 23, 2005

No. 05PL157 - Preliminary Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER	Britton Engineering & Land Surveying for Prairiefire Investments, LLC
REQUEST	No. 05PL157 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of the SE1/4 NE1/4, less the Eisenbraun Subdivision, Winton Subdivision and less the E54.4' for Anderson Road Right-of-Way, all located in the NE1/4, Section 26, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2, Block 4, Prairiefire Subdivision, located in NE1/4, Section 26, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2 acres
LOCATION	At the western terminus of Mondo Street
EXISTING ZONING	Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Limited Agriculture District (Pennington County)
East:	General Agriculture District (Pennington County)
West:	Planned Unit Development (Pennington County)
PUBLIC UTILITIES	Community water and private on-site wastewater
DATE OF APPLICATION	8/15/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Preliminary Plat be **continued to the January 26, 2006 Planning Commission meeting at the applicant's request.**

GENERAL COMMENTS:

(Update, November 16, 2005. All revised and/or added text is shown in bold print.)
This item was continued at the November 10, 2005 Planning Commission meeting at the applicant's request. The applicant has, subsequently, requested that this item be continued to the January 26, 2006 Planning Commission meeting to allow them to address density and dry sewer issues relative to the subject property. As such, staff is recommending that the Preliminary Plat be continued to the January 26, 2006

STAFF REPORT
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No. 05PL157 - Preliminary Plat

ITEM 7

Planning Commission meeting as requested. Please note that no other part of this Staff Report has been revised.

(Update, October 31, 2005. All revised and/or added text is shown in bold print.) This item was continued at the September 22, 2005 Planning Commission meeting at the applicant's request. The applicant has, subsequently, requested that this item be continued to the November 23, 2005 Planning Commission meeting to allow them to address density and dry sewer issues relative to the subject property. As such, staff is recommending that the Preliminary Plat be continued to the November 23, 2005 Planning Commission meeting as requested. Please note that no other part of this Staff Report has been revised.

(Update, September 11, 2005. All revised and/or added text is shown in bold print.) This item was continued at the September 8, 2005 Planning Commission meeting at the applicant's request. The applicant has, subsequently, requested that this item be continued to the November 11, 2005 Planning Commission meeting to allow them to address density and dry sewer issues relative to the subject property. As such, staff is recommending that the Preliminary Plat be continued to the November 10, 2005 Planning Commission meeting as requested. Please note that no other part of this Staff Report has been revised.

The applicant has submitted a Preliminary Plat to create two residential lots leaving a non-transferable unplatted balance. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, sewer, to dedicate additional right-of-way and to allow platting half a right-of-way. (See companion item #05SV060.)

The property is located in the southwest corner of the intersection of Mondo Street and Anderson Road 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 Planned Unit Development by the County requiring that a minimum one acre lot size be provided. The Preliminary Plat identifies that each lot will be 1.0 acres in size meeting the minimum lot size requirement of the Pennington County Planned Unit Development.

Anderson Road: Anderson Road is located along the east lot line of the subject property. Anderson Road is classified as a collector street on the City's Major Street Plan requiring that the street be located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface or constructed with a minimum 24 foot side right-of-way and posted with no-parking signs with curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Anderson Road is located in a 66 foot wide right-of-way and constructed with a 24 foot wide paved surface. The applicant is proposing to plat the western 33 feet of the section line highway. Staff is recommending that construction plans for Anderson Road be submitted for review and approval prior to Preliminary Plat approval by the City Council or a Variance to the Subdivision Regulations be obtained. In addition, the plat document must be revised to include the dedication of five additional feet of right-of-way.

STAFF REPORT
November 23, 2005

No. 05PL157 - Preliminary Plat

ITEM 7

Mondo Street: Mondo Street is located along the south lot line of the subject property and is classified as a sub-collector street requiring that the street be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The plat document identifies the dedication of the 52 foot wide right-of-way and constructed with a 27 foot wide paved surface, water and sidewalk on one side of the street. Staff is recommending that construction plans for Mondo Street be submitted for review and approval as identified prior to Preliminary Plat approval by the City Council or a Variance to the Subdivision Regulations must be obtained.

Wastewater: The applicant has indicated that a private wastewater system will serve the proposed lot. As such, staff is recommending that percolation information prepared by a Professional Engineer be submitted for review and approval prior to Preliminary Plat approval by the City Council. In addition, the report must identify the depth to seasonal high ground water and general suitability of the site for the proposed on-site wastewater system.

Staff is also recommending that upon submittal of a Final Plat application, a note shall be placed on the plat document stating that "An alternate drainfield area shall be identified upon submittal of a building permit" as requested by the Pennington County Planning staff.

Water: The applicant has stated that a community water source will serve the subject property. Staff is recommending that prior to Preliminary Plat approval by the City Council, additional water information be submitted for review and approval identifying the source of the water, the location of the fire hydrants and demonstrating that sufficient domestic and fire flows are being provided during peak day use conditions. In addition, the plat document must be revised to show a utility easement for the water line as needed.

Drainage: Staff is recommending that prior to Preliminary Plat approval by the City Council, drainage information be submitted for review and approval. In particular, the drainage plan must include calculations for street drainage flows and outlet channels. The drainage plan must also demonstrate that discharge from the property will not exceed pre-development flow rates or local detention facilities must be provided. In addition, the plat document must be revised to provide drainage easements as needed.

The applicant should be aware that upon future platting of the unplatted balance, a comprehensive drainage plan for this area must be submitted for review and approval.

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