

STAFF REPORT
February 9, 2006

No. 06PL003 - Preliminary Plat

ITEM 34

GENERAL INFORMATION:

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| PETITIONER | Dream Design International, Inc. |
| REQUEST | No. 06PL003 - Preliminary Plat |
| EXISTING LEGAL DESCRIPTION | The unplatted portion of the N1/2 of the NW1/4 of the NW1/4 of Section 28, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 10.83 acres |
| LOCATION | At the northern terminus of Dunsmore Road |
| EXISTING ZONING | Medium Density Residential District |
| SURROUNDING ZONING | |
| North: | Suburban Residential District (Pennington County) |
| South: | Medium Density Residential District |
| East: | General Agriculture District - Medium Density Residential District |
| West: | General Agriculture District - Medium Density Residential District |
| PUBLIC UTILITIES | City water, sewer |
| DATE OF APPLICATION | 1/13/2006 |
| REVIEWED BY | Mike Maxwell / Emily Fisher |

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the February 23, 2006 Planning Commission to allow the applicant time to provide additional information:

GENERAL COMMENTS: The applicant has submitted a Preliminary Plat for Red Rock Meadows Subdivision Phase II. The property is described as the unplatted portion of the N1/2 of the NW1/4 of the NW1/4 of Section 28, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally located at the northern terminus of Dunsmore Road.

The applicant is proposing to plat 22 lots. 20 of the lots will be constructed as Single Family Residences, with one lot to be utilized as a lift station and one lot to be used as an electric sub-station.

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

Drainage: Staff has noted that additional drainage information must be submitted for review and

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approval. The information needs to include, but is not limited to, rip rap calculations for storm sewer outlets, street capacity calculations for storm water run off, storm sewer pipe calculations, and calculations for the entire drainage basin improvements located north of the proposed drainage basin within Phase II of the Red Rock Meadows Subdivision.

Building Envelopes: Staff has noted that access restriction placed on corner lots and due to the size of the proposed lots a building envelope for each lot shall be submitted for review and approval.

Utilities: Staff has noted that a utility distribution sheet, signed by the appropriate representatives, showing the locations of gas, telephone, electric and cable television as per Chapter 16 of the Subdivision Regulations has not been submitted. A utility sheet as described shall be submitted for review and approval prior to City Council approval.

Cog Hill Lane: Cog Hill Lane is a proposed street located in the center of the Red Rock Meadows Phase II and is classified as a sub-collector street requiring that the street be located in a minimum 47 foot wide right-of-way and constructed with a minimum 22 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently Cog Hill Lane is shown in a 76 foot right-of-way with a 20 foot dirt road with no curb, gutter, sidewalk, street light conduit, water or sewer. The submitted site plan shows that Cog Hill Lane ends approximately five feet from the Section Line Highway. Prior to Planning Commission approval, a revised site plan shall be submitted showing that Cog Hill Lane has been extended to the north and connected to Shooting Star Trail (Section Line Highway).

Section Line Highway: The Section Line Highway runs across the northern boundary of the proposed plat. It is currently located in a 66 foot easement and is unimproved. The major street plan identifies the Section Line Highway as a collector street requiring that it be constructed in a 60 foot right-of-way with 24 feet wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Prior to Preliminary Plat approval by the Planning Commission, road construction plans showing the installation of curb, gutter, sidewalk, street light conduit, water and sewer along the Section Line Highway shall be submitted for review and approval, or the easement shall be vacated, or a Variance to the Subdivision Regulations shall be obtained.

Non-access Easements: The plat document identified non-access easements along the first 40 feet of corners lots. Prior to Preliminary Plat approval by Planning Commission the plat document shall be revised to show a 50 foot non-access easement along corner lots as required by the Street Design Criteria Manual for local streets.

Warranty Deed: Upon submittal of the Final Plat, the lift station lot and warranty deed shall be transferred to the City of Rapid City.

Staff recommends that the Preliminary Plat be continued to the February 23, 2006 Planning Commission to allow the applicant time to submit additional information.