

STAFF REPORT  
March 23, 2006

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**No. 06PL003 - Preliminary Plat**

**ITEM 4**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 06PL003 - Preliminary Plat</b>
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 **approved with the following stipulations:**

1. Prior to Preliminary Plat approval by **City Council**, road construction plans showing the installation or curb, gutter, street light conduit, water, sewer and pavement along the section line highway shall be submitted for review and approval as identified or the section line highway shall be vacated, or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Final Plat approval, the lift station lot and warranty deed shall be transferred to the City of Rapid City;
3. **An exception to the Street design Criteria Manual to allow a reduction to the non-access easement from 50 feet to 40 feet along Quiment Court and Vardon Court is hereby granted;**
4. Prior to Preliminary Plat approval by **City Council**, building envelopes for all lots shall be submitted for review and approval;
5. Prior to start of construction an Air Quality Permit shall be obtained;
6. Prior to Preliminary Plat approval by **City Council**, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the redlined

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- drawings shall be returned to the Growth Management Department;
8. Upon submittal of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,
  9. Prior to Preliminary Plat approval by **City Council**, additional drainage information shall be submitted for review and approval.
  10. Prior to Preliminary Plat approval by City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
  11. **Prior to Preliminary Plat approval by City Council, the Preliminary Plat shall be revised to show non-access easements the length of Lot 1 block 13, Lot 3, 7 and 8, Block 9 as the abut Cog Hill Lane.**
  12. Prior to Preliminary Plat approval by City Council, a utilities distribution sheet signed by the appropriate representative shall be submitted for review and approval; and;
  13. Upon submittal of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

**GENERAL COMMENTS: (Update, March 15, 2006. All revised and/or added text is shown in bold print.) At the March 9, 2006 Planning Commission, the Preliminary Plat application was continued to the March 23, 2006 meeting to allow the applicant time to provide the additional required information. The requested information has been submitted.**

(Update, February 15, 2006. All revised and/or added text is shown in bold print.) At the February 9, 2006 Planning Commission the application for the Preliminary Plat was continued to the February 23, 2006 to allow the applicant time to provide the additional information. As of this date the requested additional information has not been submitted.

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 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. **Staff noted that additional drainage information is required prior to approval by the City Council. Items to be addressed include revising the storm sewers to meet the requirements of the Drainage Criteria Manual, providing information to show that**

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**developed flows from the site do not exceed existing flows, and provide a drainage easement from Shooting Star Trail for the developed flows.**

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. On February 24, 2006 the applicant submitted an application for a Planned Residential Development requesting a reduction in the setbacks on each lot from a 25 foot front yard setback to a 15 foot setback in front of the residence and an 18 foot setback in front of the garage.

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 collector street 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, 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. 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. **On March 2, 2006 construction plans showing Cog Hill Lane built to collector standards with curb, gutter, sidewalk, street light conduit, water and sewer extended to the Section Line Highway were submitted for review and approval.**

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 76 foot right-of-way with 40 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. **On March 2, 2006 construction plans showing the Section Line Highway built to collector standards with curb, gutter, sidewalk, street light conduit, water and sewer were submitted for review and approval.**

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. On February 24, 2006 the applicant submitted an application for a Planned Residential Development requesting a reduction in the non-access easement from 50 feet to 40 feet. **Staff noted that on Lot 1, Block 13, Lots 3, 7 and 8 Block 9 a non-access easement the length of the lot as it**

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abuts Cog Hill Lane is required by the Street Design Criteria Manual as the lots must take access from the lesser order street. Lots 1, Block 13 and Lot 8, Block 9 must take access from Quiment Court and Lots 3 and 7, Block 9 must take access from Vardon Court. Staff recommends that the reduction in the non-access easement be granted on Quiment Court and Vardon Court. However, no encroachment to any required sight distance triangle shall be allowed. Staff recommends that prior to approval of the Planned Residential Development by Planning Commission the Plat document shall be revised to show a non-access easement the length of lot 1, Block 13 and Lots 3, 7 and 8, Block 9 as they abut Cog Hill Lane.

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 **approve with the above stated stipulations.**