

STAFF REPORT
December 7, 2006

No. 06PL182 - Preliminary Plat

ITEM 18

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06PL182 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Tracts E-1, E-2 and G of McMahon Subdivision, located in the NE1/4 SW1/4, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tracts A and B of Tract G of McMahon Subdivision, located in the NE1/4 SW1/4, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 14.8 acres
LOCATION	Southeast corner of the intersection of Kathryn Avenue and Champion Drive
EXISTING ZONING	Medium Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	Low Density Residential District - Medium Density Residential District (Planned Development Designation)
South:	Low Density Residential District
East:	General Commercial District (Planned Development Designation)
West:	Public District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	11/9/2006
REVIEWED BY	Travis Tegethoff / Todd Peckosh

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, the plat labeling must be revised as required by the Register of Deeds office;
2. All applicable provisions of the International Fire Code shall be continually met;
3. Prior to Preliminary Plat approval by the City Council, all red line comments shall be addressed and the red lined drawings returned to the Growth Management Department;
4. Prior to Preliminary Plat approval by the City Council, water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval. In addition, the water plans must provide calculations

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5. demonstrating that required domestic and fire flows are being provided; and, Prior to Preliminary Plat approval by the City Council, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines must be submitted for review and approval. In addition, the sewer plans must demonstrate adequate capacity of the downstream wastewater system.

GENERAL COMMENTS: The applicant has submitted a Preliminary Plat application for a portion of the McMahan Subdivision. The subject property is located west of Haines Avenue and south of Kathryn Avenue and is currently void of structural development.

On June 14, 2005 a Final Plat (05PL103) was approved for a portion of the subject property.

On October 31, 2005 a Minor Plat (05PL191) was approved for a portion of the subject property.

On June 5, 2006 City Council approved a Preliminary Plat (06PL047) for a portion of the subject property with the following stipulations:

- 1) The Master Plan as revised and submitted on May 24, 2006 is hereby approved subject to compliance with all applicable City standards;
- 2) Prior to Preliminary Plat approval by the City Council, a cost estimate for the design and construction of all subdivision improvements in accordance with all City standards shall be submitted for review and approval;
- 3) Upon submittal of the Final Plat, surety for any required subdivision improvements that have not been designed and completed shall be posted and the subdivision inspection fees shall be paid. If Tax Increment Financing is to be used to provide the required surety, the Project Plan shall be revised and the Developer's Agreement shall be approved and signed by the developer; and,
- 4) Upon submittal of the Final Plat, separate plat applications and documents shall be submitted for McMahan Subdivision and New Park Subdivision. All lots shall be referenced as lots, not tracts.
- 5) Upon submittal of the Final Plat, the plat shall be revised to include the dedication of the right-of-way for the road connection to the park land.

On August 15, 2006 a Final Plat (06PL128) was approved for a portion of the subject property.

The applicant is now proposing to create two lots with one lot being 7.0 acres in size and the other lot being 7.8 acres in size.

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

Subdivision Improvements: Staff noted that the Revised Contract for Private Development for Tax Increment District #36 between the City of Rapid City and DTH, LLC shall serve as surety for the design and construction of the curb, gutter, sidewalk, street light conduit, water, sewer and pavement for the proposed plat.

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Air Quality Permit: Staff noted that if the area of disturbance exceeds one acre, an Air Quality Permit must be obtained.

Topographical Information: Staff noted that topographical information was submitted with the previous Preliminary Plat (06PL047).

Drainage: Staff noted that drainage information was submitted with the previous Preliminary Plat (06PL047).

Master Plan: Staff noted that a master plan was approved with the previous Preliminary Plat (06PL047).

Plat Labeling: The Register of Deed's Office has indicated that the plat title must be revised to read Tracts G-1 and G-2 or GA and GB of McMahon Subdivision and that the following be included in the "formerly" description: "Tract G of McMahon Subdivision". Staff is recommending that the plat be revised as identified prior to Preliminary Plat approval by City Council.

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 International 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. The International Fire Code will need to be continually met.

Sewer: Sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines must be submitted for review and approval. In addition, the sewer plans must demonstrate adequate capacity of the downstream wastewater system. Staff is recommending that prior to Preliminary Plat approval by the City Council, sewer plans demonstrating adequate capacity in the downstream wastewater system must be submitted for review and approval. The plat document must also be revised to provide utility easements as needed.

Water: Water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval. In addition, the water plans must provide calculations demonstrating that required domestic and fire flows are being provided. Staff is recommending that prior to Preliminary Plat approval by the City Council, the construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must also be revised to provide utility easements as needed.

Red Line Comments: Staff noted that red line comments addressing required revisions and changes have been made on the plans. Staff recommends that the comments be addressed and the red lined drawings be returned prior to Preliminary Plat approval by City Council.