

STAFF REPORT
March 22, 2007

No. 07PL037 - Preliminary Plat

ITEM 11

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 07PL037 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	unplatted portion in the N1/2 SW1/4 SE1/4 NE1/4; SW1/4 SW1/4 SE1/4 NE1/4 of Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract A of Wright Subdivision, located in the N1/2 SW1/4 SE1/4 NE1/4; SW1/4 SW1/4 SE1/4 NE1/4 of Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.5 acres
LOCATION	Skyline Ranch Road area
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	Park Forest District
East:	Park Forest District
West:	Park Forest District
PUBLIC UTILITIES	City water and private wastewater
DATE OF APPLICATION	2/23/2007
REVIEWED BY	Vicki L. Fisher / Emily Fisher

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, a final Wildland Fire Mitigation Plan shall be submitted for review and approval. In addition, prior to submittal of a Final Plat application, the Wildland Fire Mitigation Plan shall be implemented;
2. Prior to submittal of a Final Plat application, a note shall be placed on the plat document stating that all residential structures shall be sprinklered;
3. 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; and,
4. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

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GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create a 7.5 acre residential lot. The 7.6 acre parcel is currently an unplatted property.

On November 6, 2006, the City Council approved Layout Plat (#06PL148) to plat the subject property into a 7.6 acre lot. On November 20, 2006, the City Council approved a Variance to the Subdivision Regulations (#06SV057) to reduce the pavement width from 22 feet to 20 feet and to waive the requirement to install curb, gutter, sidewalk, street light conduit and sewer along the 47 foot wide access easement. In addition, the City Council approved a Variance to the Subdivision Regulations (#06SV064) to waive the requirement to install a water main to the north lot line of the subject property.

On November 21, 2006, the Zoning Board of Adjustment granted a Variance to waive the requirement that the lot abut a public street a distance of not less than 50 feet. In addition, Exception(s) were granted to waive the requirement to provide visitor parking along the 47 foot wide access easement, to allow the access easement to serve 12 lots in lieu of four lots and to allow a 3,550 foot long cul-de-sac with one intermediate turnaround in lieu of a maximum 500 foot long cul-de-sac with intermediate turnaround(s) every 600 feet.

The property is located approximately 3,550 feet east of the intersection of Skyline Ranch Road and Tower Road at the western terminus of Skyline Ranch Road. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Wildland Fire Mitigation Plan: The property is located in a high wildland fire area. The Fire Department has indicated that the applicant is working with the Fire Department to submit a Wildland Fire Mitigation Plan. To date, a final plan has not been submitted for review and approval. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a final Wildland Fire Mitigation Plan be submitted for review and approval. In addition, prior to submittal of a Final Plat application, the Wildland Fire Mitigation Plan must be implemented.

Water: The fire flow information submitted for review and approval identifies that the minimum required fire flow of 1,500 gpm at 20 psi is not being provided. As such, staff is recommending that prior to submittal of a Final Plat application, a note be placed on the plat document stating that all residential structures shall be sprinklered.

Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements. In particular, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. As such, staff is recommending that prior to the City's acceptance of the public improvements, a warranty surety be submitted for review and approval as required.

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