

STAFF REPORT  
July 26, 2007

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**No. 07PL034 - Preliminary Plat**

**ITEM 11**

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GENERAL INFORMATION:

PETITIONER	Ron Davis for Davis Engineering, Inc.
REQUEST	<b>No. 07PL034 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	A portion of the unplatted balance of Tract F on the NE1/4 of the NW1/4, Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 8 thru 12 of Block 5; Lot 11 of Block 6; Lots 1 thru 3 of Block 7; and Lot 2 of Block 8 of Murphy Ranch Estates Subdivision, located on the NE1/4 of the NW1/4, Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.03 acres
LOCATION	East of Reservoir Road and south of Longview Road
EXISTING ZONING	Suburban Residential District
SURROUNDING ZONING	
North:	Suburban Residential District
South:	Suburban Residential District
East:	Suburban Residential District
West:	Suburban Residential District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	2/23/2007
REVIEWED BY	Travis Tegethoff / Emily Fisher

**STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat with the following stipulations:**

- 1. Prior to Preliminary Plat approval by the Planning Commission, a private utility plan shall be submitted for review and approval;**
- 2. Prior to Preliminary Plat approval by the City Council, a cost estimate for the subdivision improvements shall be submitted for review and approval;**
- 3. Upon submittal of the 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.**

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**GENERAL COMMENTS: This staff report has been revised as of July 18, 2007. All revised and/or added text is shown in bold print. This item was continued to the July 5, 2007 Planning Commission meeting to allow the applicant to submit the required information. On July 16, 2007 the applicant submitted additional information.**

The applicant has submitted a Preliminary Plat application for the Murphy Ranch Estates Subdivision to create ten lots from the existing parcel. The property is identified as a portion of the unplatted balance of Tract F on the NE1/4 of the NW1/4, Section 14, T1N, R8E, BHM, Pennington County, South Dakota, more generally identified as being located south of Long View Road between Colvin Street and Romel Drive

The ten proposed lots will range in size from .17 acres to .55 acres and are proposed as single family residential lots. The property is zoned Suburban Residential by Pennington County.

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

**Springfield Road:** Springfield Road is a north-south street located between the proposed lots. Springfield Road 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. Currently, Springfield Road is constructed to the north and south property lines of the subject property but not through the subject property. The proposed plat will connect the existing segments of Springfield Road. The applicant's site plan identifies Springfield Road as being constructed in a 52 foot wide right-of-way with 27 feet of pavement, curb, gutter, sidewalks, street light conduit, sewer and water.

**Knuckleduster Road:** Knuckleduster Road is located in the southeast corner of the proposed lots. Knuckleduster Road 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 applicant's site plan identifies Knuckleduster Road as being constructed in a 52 foot wide right-of-way with 27 feet of pavement, curb, gutter, sidewalks, street light conduit, sewer and water.

**Non-access Easements:** Staff noted that a 50 foot non-access easement is required on all corner lots. The applicant's site plan does not indicate any non-access easements on the corner lots. As such, prior to Preliminary Plat approval by the City Council, staff recommends that a revised Preliminary Plat showing a 50 foot non-access easement on all corner lots shall be submitted for review and approval.

**On July 16, 2007 the applicant submitted a revised Preliminary Plat showing a 50 foot non-access easement on all corner lots.**

**Grading Plan:** Staff noted that the grading plan did not include an erosion control plan nor did it include the required detention facilities. As such, prior to approval of the Preliminary Plat by the Planning Commission, a revised grading plan addressing erosion control and including information on the detention facilities shall be submitted for review and approval.

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**On July 16, 2007 the applicant submitted a revised grading plan addressing the issues as identified.**

Drainage Plan: Staff noted that no drainage information was submitted with the Preliminary Plat. As such, prior to Preliminary Plat approval by Planning Commission, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall include calculations demonstrating that developed flows from the site do not exceed pre-developed flows.

**On July 16, 2007 the applicant submitted a drainage plan addressing the issues as identified.**

Water: Staff noted that no information on the water system was submitted with the Preliminary Plat. As such, prior to Preliminary Plat approval by Planning Commission, water system plans prepared by a Registered Professional Engineer verifying the source and demonstrating that sufficient quantities for domestic and fire flows shall be submitted for review and approval.

**On July 16, 2007 the applicant submitted water system plans addressing the issues as identified.**

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

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.

Utility Plan: Staff noted that a private utility plan was not submitted with the Preliminary Plat. As such, prior to Preliminary Plat approval by Planning Commission, a private utility plan shall be submitted for review and approval.

Rapid Valley Sanitation District: The Rapid Valley Sanitation District staff noted that plans must comply with Rapid Valley Sanitation District Design and Construction Standards. The Rapid Valley Sanitation District Staff also noted that two sets of construction plans and associated documentation for the proposed water and wastewater piping and improvements shall be submitted to the General Manager of the Rapid Valley Sanitation District for review and approval. The plan submittals shall be made directly by the developer to the Rapid Valley Sanitation District and shall not be made from other agencies as required by the Rapid Valley Sanitary District staff. Staff is recommending that prior to Planning Commission approval, information shall be submitted to the Growth Management Department demonstrating that the Rapid Valley Sanitation District staff has reviewed and approved the utility plans.

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**On July 16, 2007 the applicant submitted information to the Growth Management Department demonstrating that the Rapid Valley Sanitation District staff has reviewed and approved the utility plans.**

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.

**On July 16, 2007 the applicant submitted information addressing all red line comments and the red lined drawings were returned to the Growth Management Department.**

**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.**

This item was continued to the April 5, 2007 Planning Commission meeting to allow the applicant to submit the required information. This item was continued to the April 26, 2007 Planning Commission meeting to allow the applicant to submit the required information. This item was continued to the May 10, 2007 Planning Commission meeting to allow the applicant to submit the required information. This item was continued to the May 24, 2007 Planning Commission meeting to allow the applicant to submit the required information. This item was continued to the June 7, 2007 Planning Commission meeting to allow the applicant to submit the required information. This item was continued to the June 21, 2007 Planning Commission meeting to allow the applicant to submit the required information. This item was continued to the July 5, 2007 Planning Commission meeting to allow the applicant to submit the required information. **This item was continued to the July 26, 2007 Planning Commission meeting to allow the applicant to submit the required information. On July 16, 2007 the applicant submitted additional information. Staff recommends that the proposed Preliminary Plat be approved with the above stated stipulations.**