

STAFF REPORT
November 8, 2007

No. 07PL139 - Preliminary Plat

ITEM 8

GENERAL INFORMATION:

APPLICANT	Signature Development
AGENT	Doug Sperlich for Sperlich Consulting, Inc.
PROPERTY OWNER	Arlene Ham
REQUEST	No. 07PL139 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lots 1, 2, 3 and 4 of Block 2 of Villaggio at Golden Eagle, and a portion of the SW1/4 of the NW1/4 of the SE1/4 of Section 22, located in the S1/2 NW1/4 SE1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1R, 2R, 3R and 4R of Block 2 of Villaggio at Golden Eagle, located in the S1/2 NW1/4 SE1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.748
LOCATION	Northwest of the intersection of Villaggio Lane and Golden Eagle Drive
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	General Agriculture District
East:	Park Forest District - Office Commercial District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/12/2007
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, road construction plans for Golden

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- Eagle Drive located along the south lot line of proposed Lot 1R, Block 2 shall be submitted for review and approval. In particular, the construction plans shall show the street constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, an Exception shall be obtained to allow a lot twice as long as it is wide or the plat document shall be revised to comply with the length to width requirement;
 3. Prior to Preliminary Plat approval by the City Council, all of the affected utility companies shall submit written documentation concurring with the vacation of the eight foot wide minor drainage and utility easement located along the previous rear lot line(s) or the plat document shall be revised to show the existing easement;
 4. Prior to submittal of a Final Plat application, the plat document shall be revised to include a note stating that "No driveways shall be allowed in excess of 15% slope". In addition a note shall be included stating that "Driveway lengths in excess of 150 feet shall provide a Fire Department turnaround;
 5. 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,
 6. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to expand the boundaries of four lots within the Villaggio at Golden Eagle development. In addition, the applicant has submitted a Major Amendment to the Residential Development Plan (#07PD087) to expand the boundaries of the previously approved Initial and Final Residential Development Plan in order to provide building envelopes on the lot(s) located further from the adjacent street, Villaggio Lane.

On November 22, 2006, the Planning Commission approved an Initial and Final Residential Development Plan (#06PD090) to allow 24 single family residences, which included a portion of this property. On March 27, 2007, the City approved a Final Plat (#07PL040) to create 24 residential lots, which also included a portion of this property.

The property is located northwest of the intersection of Villaggio Lane and Golden Eagle Drive. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Golden Eagle Drive: Golden Eagle Drive is located along the south lot line of proposed Lot 1R, Block 2 and is classified as a sub-collector street requiring that it be located within 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 plat document shows Golden Eagle Drive as a 65.52 foot wide right-of-way. However, to date, this portion of Golden Eagle Drive has not been constructed. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for this section of Golden Eagle Drive be submitted for review and approval as identified or a Variance to the

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Subdivision Regulations must be obtained.

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed Preliminary Plat identifies that three of the lots will have a length twice the distance of the width. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, an Exception must be obtained to allow a lot twice as long as it is wide or the plat document must be revised to comply with the length to width requirement.

Driveway Design: As previously indicated, the applicant is proposing to incorporate additional acreage into four existing lots in order to provide building envelopes higher up the hillside with better views. It appears that one or more of the driveways may be in excess of 150 feet. In addition, the topography within this area of the property may result in driveway slope issues. As such, staff is recommending that prior to submittal of a Final Plat application, the plat document be revised to include a note stating that "No driveways shall be allowed in excess of 15% slope". In addition a note must be included stating that "Driveway lengths in excess of 150 feet shall provide a Fire Department turnaround".

Inspection Fees and Surety: Chapter 16.20.080 of the Rapid City Municipal Code states that before any Final Plat is approved, an additional fee shall be paid to the City to cover the costs of inspection of the subdivision improvements required by Ordinance. In addition, surety for any required subdivision improvements that have not been completed must be posted. As such, staff is recommending that upon submittal of a Final Plat application, surety be posted and subdivision inspection fees be paid as required.

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 addition, 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.

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