

STAFF REPORT
August 9, 2007

No. 07PL097 - Preliminary Plat

ITEM 9

GENERAL INFORMATION:

PETITIONER	Jared Tordsen for Land and Marine Developments, Inc.
REQUEST	No. 07PL097 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The unplatted balance of the N1/2 of the NE1/4 of the SE1/4, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 15 thru 21 of Rockin Ranch Estates, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.149 acres
LOCATION	Southwest of the intersection of the existing Hovering Heights Court and Bunker Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development) - Park Forest District (Planned Residential Development)
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/13/2007
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
2. Prior to Preliminary Plat approval by the City Council, additional drainage information shall be submitted for review and approval. In particular, construction plans for Detention Pond #306 as per the Haines Avenue Drainage Basin Design Plan shall be submitted for review and approval. In addition, the construction plans shall be revised to convey drainage to Detention Pond #306. Drainage easements shall also be provided as

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- needed;
3. Prior to Preliminary Plat approval by the City Council, a geotechnical report for the pavement section of Bunker Street as a collector street, shall be submitted for review and approval;
 4. Prior to Preliminary Plat approval by the City Council, the construction plans shall be revised to provide edge drains as per the geotechnical report;
 5. Prior to Preliminary Plat approval by the City Council, an exception shall be obtained to allow Bunker Drive to be constructed off center of the right-of-way or the construction plans shall be revised accordingly as per the Street Design Criteria Manual;
 6. Prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow platting half a right-of-way along Bunker Drive or the plat document shall be revised to provide the entire 76 foot wide right-of-way for Bunker Drive;
 7. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show the dedication of seven additional feet of right-of-way along Bunker Drive or a Variance to the Subdivision Regulations shall be obtained;
 8. 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,
 9. 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 create seven residential lots as Phase Two of Rockinon Ranch Estates.

On December 5, 2005, the City Council approved a Layout Plat (#05PL203) for Rockinon Ranch Estates to subdivide 20 acres into 61 residential lots and a drainage lot, which included the subject property. In addition, the City Council approved a Petition for Annexation (#05AN013) to annex approximately 60 acres, which also included the subject property.

On May 1, 2006, the City Council approved a Preliminary Plat (#06PL036) to create 29 residential lots as Phase One of Rockinon Ranch Estates.

On January 24, 2007, a Final Plat (#07PL007) was approved for Rockinon Ranch Estates to create ten lots.

The property is located west of Bunker Drive, directly south of the Rainbow Ridge Subdivision. Currently, a single family residence is located on the property.

STAFF REVIEW:

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

Drainage: Additional drainage information must be submitted for review and approval. In particular, construction plans for Detention Pond #306 as per the Haines Avenue Drainage Basin Design Plan must be submitted for review and approval. In addition, the construction plans must be revised to convey drainage to Detention Pond #306. Staff is recommending

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that the additional drainage information be submitted for review and approval prior to Preliminary Plat approval by the City Council. In addition, drainage easements must be provided as needed.

Bunker Drive: Bunker Drive, a section line highway, is located along the east lot line of the subject property. Bunker Drive is classified as a collector street on the City's Major Street Plan requiring that it 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. The construction plans show the street constructed with a 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, the plat document shows the dedication of a portion of the section line highway as right-of-way, or 31 feet of the section line highway located on the property. To date, the east half of the section line highway located on the adjacent property has not been dedicated as right-of-way. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations be obtained to allow platting half a right-of-way along Bunker Drive or the plat document must be revised to provide the right-of-way. Staff is also recommending that prior to Preliminary Plat approval by the City Council, the plat document be revised to show the dedication of seven additional feet of right-of-way from the property for Bunker Drive for a total right-of-way width of 38 feet or a Variance to the Subdivision Regulations must be obtained.

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 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.

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