

STAFF REPORT
May 8, 2008

No. 08PL051 - Preliminary Plat

ITEM 28

GENERAL INFORMATION:

APPLICANT	Donald and Christine Potts
AGENT	Janelle Finck for Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	Donald M. and Christine Potts
REQUEST	No. 08PL051 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 2 of Potts Subdivision, located in the SW1/4 SW/14 SE1/4 and SE1/4 SW1/4 SE1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 2A, 2B and 2C of Lot 2 of Potts Subdivision, formerly Lot 2 of Potts Subdivision, located in the SW1/4 SW/14 SE1/4 and SE1/4 SW1/4 SE1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.88 acres
LOCATION	At the northern terminus of Covenant Drive
EXISTING ZONING	High Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	General Agriculture District - Park Forest District
West:	General Agriculture District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	4/11/2008
REVIEWED BY	Travis Tegethoff / Karley Halsted

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, a Comprehensive Plan Amendment to the Major Street Plan relocating the collector street extending through the property shall be approved or the plat document shall be revised accordingly. In addition, construction plans for the collector street shall be submitted showing the street

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- located in a minimum 52 foot wide right-of-way with a 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, road construction plans for the section line highway shall be submitted for review and approval, or a Variance to the Subdivision Regulations must be obtained, or the portion of the section line highway that abuts the subject property shall be vacated;
 3. Prior to Preliminary Plat approval by the City Council, plans for Catron Boulevard shall be submitted showing Catron Boulevard constructed with a minimum 36 foot wide paved surface, curb, gutter, street light conduit, sidewalk, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 4. Prior to Preliminary Plat approval by the City Council, plans for Covenant Drive must be submitted showing Covenant Drive constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 5. Prior to Preliminary Plat approval by City Council, all redline comments 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;
 6. Prior to Preliminary Plat approval by City Council, revised construction plans shall be submitted for review and approval and a cost share agreement shall be submitted to the Rapid City Public Works Department for any anticipated over sizing costs of the proposed water main;
 7. Prior to City Council approval of a Preliminary Plat application, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval;
 8. Prior to Preliminary Plat approval by the City Council, a cost estimate for the subdivision improvements shall be submitted for review and approval;
 9. Upon submittal of a Final Plat application, surety shall be posted and subdivision inspection fees be paid as required; and,
 10. 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 subdivide approximately 9.88 acres into three parcels. Also, the applicant has submitted a Variance to the Subdivision Regulations. (See companion item #08SV024.)

The property is located approximately 0.5 miles northwest on Catron Boulevard from the intersection of Highway 16 and Catron Boulevard. The property lies on the west side of Catron Boulevard and is currently void of structural development.

STAFF REVIEW:

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

Major Street Plan: A proposed collector street crossing the property is identified on the Major Street Plan. Staff noted that proposed location of a collector street is not identified on the Preliminary Plat. Staff is recommending that prior to Preliminary Plat approval by the City Council, a Comprehensive Plan Amendment to the Major Street Plan relocating the collector

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street extending through the property shall be approved or the plat document shall be revised accordingly. In addition, construction plans for the collector street shall be submitted showing the street located in a minimum 52 foot wide right-of-way with a 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained.

Section Line Highway: An unimproved section line highway is located along the south lot line of the property. The section line highway must be constructed to City Street Design Standards for a lane/place street with a minimum 49 foot wide right-of-way with a 24 foot wide paved surface, with curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. The applicant also has the option of vacating the section line highway; however, the south half of the section line highway is located on an adjacent property under different ownership than the property.

Catron Boulevard: Catron Boulevard is located along the east lot line of the property and is identified as a principal arterial street requiring that the street be located in a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Catron Boulevard is located in a varied right-of-way width from 300 feet to 550 feet and constructed with a 36 foot wide paved surface and water. As such, staff recommends that prior to Preliminary Plat approval by the City Council, plans for Catron Boulevard must be submitted showing Catron Boulevard constructed with a minimum 36 foot wide paved surface, curb, gutter, street light conduit, sidewalk, water and sewer or a Variance to the Subdivision Regulations must be obtained.

Covenant Drive: Covenant Drive accesses the property and is identified as a lane/place street requiring a minimum of 49 feet of right-of-way with a 24 foot wide paved surface with curb, gutter, street light conduit, water and sewer. As such, staff recommends that prior to Preliminary Plat approval by the City Council, plans for Covenant Drive must be submitted showing Covenant Drive constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

Redline Comments: Staff is recommending that prior to Preliminary Plat approval by City Council, all redline comments made on the construction plans must be addressed and resubmitted for review and approval. In addition, the red lined drawings must be returned to the Growth Management Department.

Sewer: Sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines have been submitted for review and approval. The plans appear to meet the minimum requirements of the Rapid City Municipal Code.

Water: Water plans prepared by a Registered Professional Engineer showing the extension of water mains have been submitted for review and approval. However, staff has indicated that a 10 inch water main be provide to the western end of Haugo Drive. As such, staff recommends that prior to Preliminary Plat approval by City Council, revised construction plans be submitted for review and approval and a cost share agreement be submitted to the Rapid City Public Works Department for any anticipated over sizing costs of the proposed

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water main.

Stormwater Management Plan: The City Council has recently adopted a Stormwater Quality Manual which provides a set of criteria and technical guidance for erosion and sediment control at construction sites. Because site conditions will affect the suitability and effectiveness of erosion control measures, a plan specific to each site is required. Staff is recommending that prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Permit in compliance with the adopted Stormwater Quality Manual be submitted for review and approval.

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 the 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.