

STAFF REPORT
May 6, 2010

No. 10PL020 - Preliminary Plat

ITEM 10

GENERAL INFORMATION:

APPLICANT/AGENT	Ron Davis for Davis Engineering, Inc.
PROPERTY OWNERS	Arlene J. Murphy and Richard A. Benn
REQUEST	No. 10PL020 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The unplatted portion of Tract F of the NW1/4 of Section 14 and Lot 1, Block 8, Murphy Ranch Estates Subdivision, Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 8 thru 10 of Block 7, Lots 1R and 7 thru 11 of Block 8 and Lots 3 thru 9 of Block 10 of Murphy Ranch Estates Subdivision, Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 63.96 acres
LOCATION	5670 E. Highway 44
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Limited Agriculture District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	3/26/2010
REVIEWED BY	Ali DeMersseman / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the **May 27, 2010 Planning Commission meeting at the applicant's request.**

GENERAL COMMENTS: **(Update, April 28, 2010. All revised and/or added text is shown in bold print.) This item was continued at the April 22, 2010 Planning Commission meeting to allow the applicant to address the outstanding subdivision improvements that were required as part of the approval of the previous phases of the Murphy Ranch Estates Subdivision.**

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On April 27, 2010, staff met with the applicant to review the outstanding subdivision improvements, and to set a timeframe for the completion of the required improvements. At the meeting, the applicant agreed to complete all outstanding subdivision improvements and post warranty surety for Phases 3B, 3C, 4A and 4B prior to the submittal of a Final Plat application for Murphy Ranch Estates Subdivision Phase 4B.

On April 28, 2010, the applicant submitted a request to continue the item to the May 27, 2010 Planning Commission meeting. As such, staff recommends that the item be continued to the May 27, 2010 Planning Commission meeting at the applicant's request.

The applicant has submitted a Preliminary Plat application for Murphy Ranch Estates Subdivision Phase 4B to create 15 new lots from the unplatted portion of Tract F of the NW1/4 of Section 14 and to revise Lot 1, Block 8, Murphy Ranch Estates Subdivision. The proposed lots range in size from 0.15 acres to 0.26 acres.

The Preliminary and Final Plat for Phase 1 of Murphy Ranch Estates Subdivision (No. 02PL093) was approved by the City Council on March 15, 2004 and created 37 residential lots. Subsequently, Phase 2 (No. 05PL043), Phase 3A (No. 06PL136), Phase 3B (No. 07PL136), Phase 3C (No. 08PL067), and Phase 4A (No. 09PL079) of Murphy Ranch Estates Subdivision were platted creating an additional 60 lots within the subdivision.

The property is zoned Suburban Residential District by Pennington County and is located south of Long View Road and east of Reservoir Road.

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

Subdivision Improvements: Staff has noted that there are outstanding grading, drainage, and construction issues that were to be completed as part of the previously approved plats for the Murphy Ranch Estates Subdivision. The following is a summary of the outstanding required improvements:

- 1) Phases 1 and 2:
 - Street settlement repairs at the centerline of the intersection of Remington and Derringer Roads
 - Street pavement repairs at 3370 and 3403 Remington Street
- 2) Phase 3A:
 - Detention pond completion
- 3) Phase 3B:
 - Handicap access ramps and adjoining sidewalk installation at the northeast intersection of Springfield Road and Knuckleduster Road
 - Sidewalk installation at the designated drainage lot
- 4) Phase 3C:
 - Drainage channel completion between Lots 8 and 9 on Flintlock Court
- 5) Phase 4A:

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- Drainage pan construction on north side of Knuckleduster Road
- Sidewalk installation along the drainage easement on the north side of Knuckleduster Road
- Backfilling, grading and seeding along Knuckleduster Road
- Installation of property pins

The Planning Commission directed the applicant to address all outstanding issues as part of the review and approval of the Preliminary Plat of Phase 4A. Since these issues remain, staff recommends that the item be continued to allow the applicant to address the outstanding issues listed above.

(Update: April 28, 2010) As previously noted, staff met with the applicant on April 27, 2010 to review the outstanding subdivision improvements. At this meeting, the applicant indicated that the drainage pan construction on the north side of Knuckleduster Road and the installation of property pins required as part of Phase 4A have been completed. However, with the exception of these two items, the remaining subdivision improvements have not been completed.

Redline Comments: Staff recommends that prior to Preliminary Plat approval, all redline comments made on the erosion and sediment control report, drainage report, plans and plat document must be addressed and submitted to the Growth Management Department for review and approval.

Structural Site Plan: Staff recommends that prior to Preliminary Plat approval, a structural site plan of all existing development on proposed Lot 1R, Block 8 be submitted for review and approval.

Private Utility Plan: Staff noted that a private utility plan was not submitted with the Preliminary Plat application. As such, staff recommends that prior to Preliminary Plat approval, the applicant must submit a private utility plan for review and approval.

Knuckleduster Road: 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 submitted plans identify 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 meeting the minimum requirements of the Rapid City Municipal Code.

The southern portion of Knuckleduster Road right-of-way was dedicated as part of the platting of Lot 2 of Murphy's Subdivision in 1988. The proposed Preliminary Plat will leave an approximately 100 foot long unplatted portion of Knuckleduster Road, which would connect the northern and southern portions of this right-of-way. To insure that the northern portion of Knuckleduster Road aligns with the platted Knuckleduster right-of-way to the south, staff recommends that prior to Preliminary Plat approval, the remaining portion of Knuckleduster Road right-of-way be dedicated and a revised plat document be submitted for review and approval, which includes this portion of the right-of-way.

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Wesson Road: Wesson 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 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The submitted plans identify Wesson Road as being constructed in a 49 foot right-of-way with 24 feet of pavement, curb, gutter, sidewalks, street light conduit, sewer and water. On March 7, 2005 the City Council granted a Special Exception (No. 04PL148) to the Street Design Criteria Manual to reduce the right-of-way width from 52 feet to 49 feet and pavement width from 27 feet to 24 feet for Wesson Road.

Phasing Plan: Staff has noted inconsistencies between the submitted Phasing Plan and the Preliminary Plat application. As such, staff recommends that prior to Preliminary Plat approval, a revised Phasing Plan be submitted for review and approval that is consistent with the proposed Preliminary Plat.

Rapid Valley Sanitary District: The Rapid Valley Sanitary District has reviewed the submitted plans and has indicated that there are no concerns with the proposed water and sewer plans.

Fire Protection: The Fire Department has indicated that a minimum of 1,000 gallons per minute fire flow at 20 psi residual pressure must be provided for residential structures of up to 3,600 square feet in area. Fire flows of up to 1,750 gallons per minute at 20 psi residual pressure must be provided for residential structures 3,601 to 4,800 square feet in area as per IFC Table B105.1. Residential structures larger than 4,800 square feet must meet fire flow requirements as stated in Table B105.1 of the International Fire Code. If the fire flow requirements cannot be provided, then residences must be protected throughout with an approved residential fire sprinkler system.

As such, staff recommends that prior to Planning Commission approval, water system plans prepared by a Registered Professional Engineer verifying the source and demonstrating sufficient quantities for fire flows must be submitted for review and approval.

Air Quality Permit: An air quality construction permit must be obtained prior to any surface disturbance of one acre or more.

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.

The applicant has submitted an Erosion and Sediment Control Plan; however, as previously noted, all redline comments on the Erosion and Sediment Control Plan must be addressed and resubmitted to the Growth Management Department prior to Preliminary Plat approval. In addition, the applicant must obtain an Erosion and Sediment Control Permit prior to the start of construction.

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 must be paid to the City to cover the costs of inspection of the subdivision improvements required by the Ordinance. In addition,

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surety for any required subdivision improvements that have not been completed must be posted. As such, staff recommends 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 any 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.

Staff has noted that Warranty Surety is required for Phases 3B, 3C and 4A. As such, staff recommends that upon completion of the required public improvements and prior to the City's acceptance of the improvements, a warranty surety be submitted for review and approval as required for Phases 3B, 3C, 4A and 4B.

Staff recommends that the Preliminary Plat be continued to the **May 27, 2010 Planning Commission meeting at the applicant's request.**