

STAFF REPORT  
August 5, 2010

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**No. 10PL051 – Preliminary Plat**

**ITEM 19**

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GENERAL INFORMATION:

APPLICANT	Randy Long
AGENT	Janelle Finck for Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	Chad Hanna and Mieka Hanna
REQUEST	<b>No. 10PL051 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Lots 12R,13R and 14R of Village on the Green No. 2 Subdivision, located in Section 12, T1S, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 12R1 and 14R1 of Village on the Green No. 2 Subdivision, located in Section 12, T1S, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 14130 and 14125 Double Eagle Court
LOCATION	14130 and 14125 Double Eagle Court
EXISTING ZONING	Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	Planned Unit Development (Pennington County)
South:	Planned Unit Development (Pennington County)
East:	Planned Unit Development (Pennington County)
West:	Planned Unit Development (Pennington County)
PUBLIC UTILITIES	Private water and sewer system
DATE OF APPLICATION	7/8/2010
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, construction plans shall be submitted for review and approval showing the cul-de-sac bulb for Double Eagle Court located within a minimum 110 foot diameter right-of-way and constructed with a minimum 90 foot diameter paved surface and a sidewalk or a Variance to the Subdivision Regulations shall be approved;
2. Prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control

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- Plan in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval if subdivision improvements are required. In addition, an Erosion and Sediment Control Permit shall be obtained prior to any construction;
3. Prior to Preliminary Plat approval by the City Council, a grading and drainage plan shall be submitted for review and approval if subdivision improvements are required;
  4. Prior to Preliminary Plat approval by the City Council, construction plans shall be submitted for review and approval for the abandonment of the water and /or wastewater service line(s) to Lot 13R if required by the community system manager(s);
  5. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
  6. 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;
  7. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval; and,
  8. The approved Preliminary Plat for which no grading, construction or other improvements have been initiated within two years of the date of approval of the plat shall be deemed as expired. However, the owner or applicant of the plat may, prior to the termination of the two year period, request a one year extension subject to approval by the City Council.

**GENERAL COMMENTS:**

The applicants have submitted a Preliminary Plat to replat three lots into two lots. In addition, the applicants have submitted a Variance to the Subdivision Regulations (File #10SV015) to waive the requirement to provide sidewalk, to reduce the pavement width from 90 feet to 69.5 feet and to reduce the right-of-way width from 110 feet to 100 feet along Double Eagle Court.

The property is a part of the Hart Ranch Planned Unit Development in Pennington County. A single family residence is located on Lot 12R and on 14R. The center lot, Lot 13R, is currently void of any structural development. The applicants are proposing to replat the center lot into the two residential lots in order to increase the size of these lots.

**STAFF REVIEW:**

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

**Double Eagle Court:** Double Eagle Street is a cul-de-sac street and is classified as a lane place street requiring that it be located within a minimum 49 foot right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, the cul-de-sac bulb must be located within a minimum 110 foot diameter right-of-way and constructed with a minimum 96 foot diameter paved surface. The property is located at the southern terminus of Double Eagle Court, adjacent to the cul-de-sac bulb. Currently, the cul-de-sac bulb is located within a 100 foot diameter right-of-way and constructed with a 69.5 foot diameter paved surface, curb, gutter, street light conduit, water and sewer. Currently, sidewalks do not exist along Double Eagle Court. As such, staff recommends that prior to Preliminary Plat approval by the City Council, construction plans be submitted for review and approval showing the cul-de-sac bulb for Double Eagle Court located within a minimum 110 foot diameter right-of-way and constructed with a minimum 90

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foot diameter paved surface and a sidewalk or a Variance to the Subdivision Regulations must be approved.

Utilities: The property is served by a private community water and wastewater system. Staff recommends that prior to Preliminary Plat approval by the City Council, construction plans be submitted for review and approval for the abandonment of the water and /or wastewater service line(s) to Lot 13R if required by the community system manager(s).

Flood Plain: The proposed development appears to be located outside of the 100 Year Federally Designated Flood Plain.

Grading/Drainage: Prior to Preliminary Plat approval by the City Council, a grading plan must be submitted for review and approval if subdivision improvements are required. In addition, a drainage plan in compliance with the Drainage Criteria Manual must be submitted for review and approval if subdivision improvements are required.

Stormwater Management Plan: The City Council 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 recommends that upon submittal of a Preliminary Plat application, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual be submitted for review and approval if any subdivision improvements are required.

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. Upon submittal of a Final Plat application, surety must be posted and subdivision inspection fees must 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. 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. Prior to the City's acceptance of any public improvements, a Warranty Surety must be submitted for review and approval if subdivision improvements are required as a part of any future platting of the property.

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