

STAFF REPORT

May 10, 2001

No. 01PL029 - Preliminary Plat

ITEM 23

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for William Freytag
REQUEST	No. 01PL029 - Preliminary Plat
LEGAL DESCRIPTION	Lot 7 of Block 1, Lots 6 through 9 of Block 4, Lots 1 through 6 of Block 6, Lots 1 through 13 of Block 7, Lots 1 through 5 of Block 8 and Dedicated Public Right of Way shown as Northridge Drive, Kyle Street and North Park Drive all located in SW1/4 NW1/4 of Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10 Acres
LOCATION	West of Northridge Subdivision
EXISTING ZONING	Mobile Home Residential District
SURROUNDING ZONING	
North:	Mobile Home Residential District
South:	Public District
East:	Mobile Home Residential District (PRD)
West:	Mobile Home Residential District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Preliminary Plat be approved with the following stipulation:

Engineering Division Recommendations:

1. Prior to City Council approval, the applicant shall provide an erosion and sediment control plan for review and approval;
2. Prior to any construction, the applicant shall provide documentation of coverage under a South Dakota Storm Water Discharge permit;
3. Prior to City Council approval, the applicant shall provide corrections to the drainage and grading plans including lot reconfiguration and provide additional drainage information as identified in the red-line comments for review and approval;
4. Prior to City Council approval, the applicant shall provide a utility layout plan showing the location of all private utilities including natural gas, electric, phone, cable, lighting wiring, and street light locations;
5. Prior to City Council approval, the applicant shall provide geotechnical information and a pavement design for review and approval;
6. Prior to City Council approval, the applicant shall provide all corrections to the engineering plans for review and approval;

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Fire Department Recommendations:

7. Fire hydrants shall be installed and operational before the start of any construction on any structures;
8. Street signs shall be installed at the time of paving of the streets;

Air Quality Division Recommendations:

10. If more than one acre of land shall be disturbed by construction, an air quality permit shall be obtained prior to any construction;

Urban Planning Division Recommendations:

11. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid; and,
12. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: This request is for the second phase of the CHMH development. The applicant is requesting Preliminary Plat approval for 29 lots. In an associated request, the applicant is proposing to Final Plat thirteen of the lots. The applicant is also proposing to rezone the subject property from Mobile Home Residential to Low Density Residential II. The applicant is proposing to construct a mixture of townhouse and single family detached dwellings in this portion of the subdivision.

STAFF REVIEW: Staff has reviewed the request and has noted the following considerations:

Drainage - The Engineering Division staff has identified that additional information is need as part of the construction plan package. The additional information is related to the drainage and grading plans which must include erosion and sediment control plans. The Engineering Division Staff is also requesting that the applicant provide documentation that the construction is covered under a State Storm Water Discharge Permit. As part of the lot layout, some of the side lot lines need to be readjusted to insure that the interior lot drainage can be handled between properties.

Air Quality - The applicant will need to obtain an Air Quality Permit if more than one acre is to be disturbed. The City has received complaints regarding dust from the construction of the previous phases. The applicant will need to insure that adequate provisions are provided to control dust from the construction of the subdivision.

Utility Layout - The applicant needs to provide a layout for all the private utilities that are being installed as part of the subdivision. The coordination of these private utilities at this time will prevent problems in the future. Also, the applicant needs to identify the location of all street lights and provide underground electrical facilities for the street lights.