

STAFF REPORT

October 25, 2001

No. 01PL103 - Preliminary and Final Plat

ITEM 8

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 01PL103 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 1-6, Block 1; Lots 1-5, Block 2; and Lots 1-9, Block 3 of Enchanted Pines Subdivision, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20.309 acres
LOCATION	At the northern terminus of Enchanted Pines Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City Water
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be continued to the November 8, 2001 Planning Commission meeting.

GENERAL COMMENTS: The subject property is a twenty (20) acre tract and is located north of Enchanted Hills Subdivision. The property was annexed into Rapid City in 1997 and was subsequently rezoned from No Use District to General Agriculture District. The current use of the property is a single family residence and pasture land. The applicant has submitted an associated Rezoning request, Planned Residential Development plan, and Subdivision Variances for the property. The South Robbinsdale Future Land Use Plan shows this area as appropriate for development as a Planned Residential Development with a density of one dwelling unit per acre. Both the plat and Planned Residential Development identifies twenty (20) residential lots.

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

The City approved a Layout Plat for the subject property on August 20, 2001. The stipulations of approval were as follows:

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1. Prior to Preliminary Plat approval by the Planning Commission, a grading plan shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the Planning Commission, a drainage plan shall be submitted which shall include all relative calculations and analysis for review and approval;
3. Prior to Preliminary Plat approval by the Planning Commission, complete engineering plans shall be submitted for water, sewer, streets, and storm drainage improvements for review and approval;
4. Prior to Preliminary Plat approval by the Planning Commission, an engineering evaluation for the suitability of the site for on-site waste water disposal facilities shall be provided;
5. Prior to Preliminary Plat approval by the Planning Commission, a complete master plan for future sanitary sewer extension including all easements shall be provided;
6. Prior to Preliminary Plat approval by the Planning Commission, a preliminary grade line for the extension of Enchanted Pines Drive to the future connection with Fifth Street shall be provided;
7. Prior to Preliminary Plat approval by the Planning Commission, a site plan shall be provided showing the location of all water lines and fire hydrants;
8. Prior to Preliminary Plat approval by the Planning Commission, a wild land fire mitigation plan shall be submitted for review and approval;
9. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall identify a bike path on the engineering plans for review and approval,
10. Prior to any construction, an Air Quality Permit shall be obtained;
11. Prior to Final Plat approval by the City Council, the associated rezoning request from General Agriculture District to Low Density Residential shall be approved;
12. Prior to Final Plat approval, a Planned Residential Development plan shall be submitted and approved;
13. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide documentation on the legal status of the north/south driveway/access easement; and,
14. Prior to Final Plat approval by the City Council, surety shall be posted for any subdivision improvements that have not been completed and any subdivision inspection fee shall be paid.

The information required pursuant to stipulations number 5, 6, and 8 has not been submitted at this time. This information relates to the extension of sanitary sewer and the grade line for Enchanted Pines Drive. Staff has recently received a Layout Plat submittal for property located approximately one-quarter mile to the east of the subject property. That submittal also does not include related to the extension of sanitary sewer and the grade line for Enchanted Pines Drive. This information is critical for the overall analysis of the project to insure that the infrastructure design will allow for future connections to the east. The feasibility of this connection needs to be reviewed as part of the Preliminary Plat. The proposed extension of Enchanted Pines Drive would end with a length of 1650 feet from the intersection Enchantment Road. The maximum length for a cul-de-sac is 1200 feet. There are also areas on either side of the road that are identified as moderate to high wildland fire hazard areas. Staff could not recommend approval of additional development density along Enchanted Pines Drive if it is not feasible to extend the road to provide a

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second means of access in the future.

The Engineering Staff has also noted that due to the increase in storm water run-off, the applicant will need to provide documentation that they have the right to increase the storm water flows on the downstream property or the applicant will need to provide on-site detention to keep the flows to pre-development conditions. At the time of writing this Staff Report, Staff has not received documentation on how the applicant intends to address this issue.