

STAFF REPORT

June 6, 2002

No. 02PL045 - Layout, Preliminary and Final Plat

ITEM 9

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for 16 Plus, LLC
REQUEST	No. 02PL045 - Layout, Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	A portion of Tract 1 of Pioneer Subdivision, located in the E1/2 of the NE1/4, Section 34, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1-5, Moon Ridge Subdivision, located in the E1/2 of the NE1/4, Section 34, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 18.84 acres
LOCATION	North west of U.S. Highway 16 and Moon Meadows Road
EXISTING ZONING	General Commercial District w/PDD and Medium Density Residential District
SURROUNDING ZONING	
North:	General Commercial District w/PDD and Medium Density Residential District
South:	General Commercial w/PDD
East:	General Commercial w/PDD
West:	Suburban Residential District (County)
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	05/10/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Layout Plat for Lots 2 thru 5 be continued to the June 20, 2002 Planning Commission meeting and that the Layout, Preliminary and Final Plat for Lot 1 be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Final Plat approval of Lot 1 by the City Council, surety shall be posted for the construction of the water and sewer infrastructure;
2. Prior to Preliminary Plat approval of Lot 1 by the City Council, a complete drainage plan shall be submitted for review and approval;
3. Prior to Final Plat approval of Lot 1 by the City Council, the plat shall be revised to provide

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- drainage easements as needed;
4. Upon Preliminary Plat submittal for the balance of the subject property, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. In particular, complete street design plans shall be submitted showing the location of sewer, water, storm drainage, sidewalk(s) and curb and gutter along Moon Meadows Road;
 5. Prior to Final Plat approval of Lot 1 by the City Council, the plat shall be revised to show a non-access easement along Moon Meadows Road except for the approved approach location;

Fire Department Recommendation:

6. Upon Preliminary Plat submittal for the balance of the subject property, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval;

Emergency Services Communication Center Recommendation:

7. Prior to Final Plat approval of Lot 1 by the City Council, the plat shall be revised to show "Moon Meadows Drive" in lieu of "Moon Meadows Road";

Register Of Deed's Recommendation:

8. Prior to Final Plat approval of Lot 1 by the City Council, the applicant shall confirm if the plat title is correct showing "Moon Ridge" as two words in lieu of one word, "Moonridge"; and,

Urban Planning Division Recommendations:

9. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval and the subdivision inspection fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide the subject property into five lots to be known as Lots 1 thru 5 of the Moon Ridge Subdivision. The applicant has also submitted a Preliminary and Final Plat for Lot 1 only.

On August 3, 1998, Layout Plat #98PL065 was approved to create three lots as a combination residential/commercial development. The Layout Plat included that portion of the subject property located north of Moon Meadows Drive. Subsequently, on August 21, 2000 the City Council approved Rezone #00RZ032, #00PD037 and #00RZ031 to rezone approximately 34.8 acres to General Commercial with a Planned Development Designation and to rezone approximately 15.185 acres to Medium Density Residential District, respectively.

The property is located directly north and south of Moon Meadows Drive and directly west of U. S. Highway 16. In addition, the property is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Layout, Preliminary and Final Plat request and has noted the following considerations:

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Revised Plat Document: On May 24, 2002, the applicant submitted a revised Layout Plat showing Lots 3 and 4 combined into one lot and eliminating the north-south access road extending through the subject property from Moon Meadows Drive to a section line highway located along the north lot line of the property. Staff has not had sufficient time to adequately review the revised Layout Plat. As such, staff is recommending that the Layout Plat for Lots 2 thru 5 be continued to the June 20, 2002 Planning Commission meeting to allow staff additional time to review the revised plat document.

Construction Plans: As previously indicated, the applicant has requested Layout, Preliminary and Final Plat review and approval for Lot 1. The Subdivision Regulations states that construction plans for all subdivision improvements must be submitted with the Preliminary Plat application. The Engineering Division has indicated that Moon Meadow Road is currently constructed to City street standards with the exception of extending City sewer and water within the road right-of-way. The Engineering Division has also indicated that a preliminary utility master plan exists for this area showing the extension of City sewer and water to the subject property. Staff is recommending that the Layout, Preliminary and Final Plat for Lot 1 be approved with the stipulation that surety be posted for the construction of City sewer and water infrastructure improvements prior to Final Plat approval by the City Council. In addition, a building permit will not be issued for any future development of the site until the water and sewer lines have been constructed.

Proposed Lot 1:

During the review of the Layout, Preliminary and Final Plat for Lot 1, the Engineering Division noted that a non-access easement must be shown along Moon Meadows Drive except for an approved approach location. In addition, a complete drainage plan must be submitted for review and approval and the plat must be revised to provide drainage easements as needed. Staff is recommending that the plat be revised as identified and a drainage plan be submitted for review and approval prior to Preliminary Plat approval by the City Council.

The Emergency Services Communication Center has indicated that the plat must be revised to read "Moon Meadows Drive" in lieu of "Moon Meadows Road" as currently shown. In addition, the Register of Deed's Office has indicated that the applicant must confirm if the plat title is correct showing "Moon Ridge" as two words in lieu of one word, "Moonridge". Staff is recommending that the plat be revised as identified prior to Final Plat approval by the City Council.

Staff recommends that the Layout Plat for Lots 2 thru 5 be continued to the June 20, 2002 Planning Commission meeting and that the Layout, Preliminary and Final Plat for Lot 1 be approved with the stipulations as identified above.