

STAFF REPORT

January 9, 2003

No. 02PL125 - Layout, Preliminary and Final

ITEM 6

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering for Dennis Zandstra
REQUEST	No. 02PL125 - Layout, Preliminary and Final
EXISTING LEGAL DESCRIPTION	Lots 6, 7 and 8 of Block 10 of Elks Country Estates, and a portion of Tract 1 of the E1/2 of Section 16 located in the E1/2 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 6R, 7R, 8R, 9 and 10 of Block 10 of Elks Country Estates, located in the E1/2 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.25 acres
LOCATION	Along Willowbend Road between Winged Foot Court and Padre Drive
EXISTING ZONING	Medium Density Residential District w/Planned Development Designation
SURROUNDING ZONING	
North:	Medium Density Residential District w/Planned Development Designation
South:	Medium Density Residential District w/Planned Development Designation
East:	Medium Density Residential District w/Planned Development Designation
West:	Medium Density Residential District w/Planned Development Designation
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	12/11/2002
REPORT BY	Tom Kurtenbach

RECOMMENDATION:

Staff recommends that the Layout, Preliminary and Final Plat be approved with the following stipulations:

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Engineering Recommendations:

1. Prior to Preliminary Plat approval by the City Council, the applicant shall submit engineering construction plans and a cost estimate for Padre Drive for review and approval;
2. Prior to Preliminary Plat approval by the City Council, the applicant shall submit a detailed storm water drainage plan for the subject property and the surrounding area;
3. Prior to Preliminary Plat approval by the City Council, the applicant shall submit a master drainage plan for this area;
4. Prior to Preliminary Plat approval by the City Council, the applicant shall note on the plat whether the utility easements along the former lot lines shall be retained;
5. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval;

Fire Department Recommendations:

6. Prior to Final Plat approval by the City Council, the applicant shall demonstrate that Uniform Fire Code requirements are met; and,

Urban Planning Division Recommendations:

7. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS: The applicant has submitted a Layout/Preliminary/Final Plat application to plat five lots located east of Winged Foot Court, west of Padre Drive, and south of Willowbend Road in the Elks Country Estates Subdivision. Currently, townhomes are being constructed on proposed lots 7R and 8R, and share the common lot line.

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

Subdivision Improvements: As part of this plat action, an extension of Padre Drive is proposed for dedication as public right of way to the southern extent of proposed Lot 10. The Subdivision Regulations require that improvements shall be installed within that portion of Padre Drive proposed for dedication as public right of way. Additionally, street light conduit and street signage, including regulatory signs, shall be addressed with the proposed plat.

Complete engineering plans for the extension of Padre Drive as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. These plans must include construction plans in compliance with City Standards and the Street Design Criteria Manual for all subdivision improvements. In particular, complete street design plans shall be submitted showing the location of utilities, storm drainage, curb and gutter and sidewalk improvements for all adjacent and interior roadways or a Variance to the Subdivision Regulations shall be obtained.

Prior to Final Plat approval by the City Council, a subdivision improvement estimate form shall be submitted for review and approval. Surety for any required subdivision

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improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid. This shall include any surety and applicable inspection fees for subdivision improvements in the both the Willowbend Road and Padre Drive rights-of-way that have not been completed. In addition, the applicant shall demonstrate whether inspection fees associated with previous platting along Willowbend Road have been paid.

Drainage: Prior to Preliminary Plat approval by the City Council, the applicant shall submit a detailed storm water drainage plan for the proposed plat and future platting located to the south. This plan will identify any necessary drainage easements, flow paths and discharge points onto streets. Additionally, a storm water plan for Padre Drive identifying street flows, and inlet needs shall be submitted. A master drainage plan shall be submitted for review and approval. Additionally, an erosion and sediment control plan is necessary to complete the overall drainage analysis.

Staff believes that the proposed plat complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.