

STAFF REPORT

June 26, 2003

No. 03PL059 - Final Plat

ITEM 32

GENERAL INFORMATION:

PETITIONER	Dream Design International for Doyle Estes (DTH LLC)
REQUEST	No. 03PL059 - Final Plat
EXISTING LEGAL DESCRIPTION	SE1/4 SE1/4 less Northbrook Village and Less Right-Of-Way, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1-15 and Outlot C, Block 2; Lots 1-5 and Lots 8-12, Block 3; Lots 18-29 and Outlot B, Block 4, Northbrook Village, all located in the SE1/4 SE1/4 of Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 12.093 acres
LOCATION	Along Viking Drive, Titan Drive and Milehigh Avenue
EXISTING ZONING	Low Density Residential District/Planned Residential Development
SURROUNDING ZONING	
North:	County
South:	Low Density Residential District/Planned Residential Development
East:	Low Density Residential District/Planned Residential Development
West:	Low Density Residential District/Planned Residential Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	05/23/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Final Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Final Plat approval by the City Council, the applicant shall finalize an agreement with the City for upgrades to the sanitary sewer lift station;

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2. Prior to Final Plat approval by the City Council, West Nike Road shall be constructed with curb, gutter, sidewalk, street light conduit, water and sewer as per Chapter 16.16 of the Rapid City Municipal Code or a Variance to the Subdivision Regulations shall be obtained;

Fire Department Recommendations:

3. All Uniform Fire Codes shall be continually met;

Urban Planning Division Recommendations:

4. Prior to Final Plat approval by the City Council, a subdivision cost estimate form shall be submitted for review and approval; and,
5. 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 fee shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Final Plat to subdivide the above legally described property into 37 residential lots and to create two outlots. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to construct curb, gutter, sidewalk, street light conduit, water and sewer along West Nike Road as it abuts the subject property. (See companion item #03SV021.)

On September 17, 2001, City Council approved a Preliminary Plat to subdivide approximately 40 acres into 106 residential lots to be known as Northbrook Village Subdivision. The Preliminary Plat included the subject property. The proposed development has been constructed in phases with this plat being the final phase of the development. (See Preliminary Plat #01PL076.)

On September 4, 2001, City Council approved a Variance to the Subdivision Regulations to allow lots with a length more than twice as long as the width for all of the Northbrook Village Subdivision. (Four of the proposed lots on this plat have a length more than twice as long as the width.)

The property is located in the northwest corner of the Bengal Drive/West Nike Road intersection and is currently void of any structural development.

STAFF REVIEW:

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

Lift Station: The Mallridge sanitary sewer lift station is located in the northwest corner of the subject property. When the lift station was upgraded, a connection fee was created to provide for the repayment of the upgrade. Prior to Final Plat approval by the City Council, the applicant must finalize an agreement with the City for their cost of the upgrades to the sanitary sewer lift station.

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West Nike Road: West Nike Road is identified as a collector street on the City's Major Street Plan. A collector street requires a minimum 76 foot wide right-of-way and a 40 foot wide paved surface with curb, gutter, sidewalk, street light conduit, sewer and water. Currently, West Nike Road is constructed with a 66 foot wide right-of-way and a 40 foot wide paved surface. The plat document identified the dedication of five additional feet of right-of-way for West Nike Road. As previously indicated, the applicant has submitted a Variance to the Subdivision Regulations to waive improving West Nike Road with curb, gutter, sidewalk, street light conduit, sewer and water. Staff is recommending that the Variance to the Subdivision Regulations be obtained or West Nike Road be improved as identified prior to City Council approval of the Final Plat.

Fire Department: The Fire Department has also indicated that all streets, cul-de-sacs and turnarounds must be in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants must be in place and operational prior to any building construction. A minimum of 1,500 gpm @ 20psi fire flow(s) must be provided. The Fire Department has also indicated that all weather access roads must be in place prior to any building construction. In addition, the Fire Department has indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the Uniform Fire Code be continually met.

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