

STAFF REPORT

July 24, 2003

No. 03PL053 - Preliminary and Final Plat

ITEM 23

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 03PL053 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	The unplatted portion of the N1/2 NW1/4 SW1/4 less Red Rock Estates and less Countryside Subdivision; E1/2 NE1/4 W1/2 NW1/4 less Red Rock Estates and less right-of-way, Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 5, Block 9 and Dedicated Street the unplatted portion of the SW1/4 and the unplatted portion of the NW1/4 of Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.708 acres
LOCATION	Along Prestwick Road in Red Rock Estates
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Suburban Residential District (County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	05/09/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, a lot for the Highway 16 zone reservoir shall be provided to the City. In addition, an easement extending south of the subject property, along the section line highway, to Sheridan Lake Road shall be provided to allow for the installation of a transmission line to the upper zone reservoir.

STAFF REPORT

July 24, 2003

No. 03PL053 - Preliminary and Final Plat

ITEM 23

- Construction easement(s) for the project shall also be provided;
2. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;

Fire Department Recommendation:

3. The Uniform Fire Codes shall be continually met;

Urban Planning Division Recommendations:

4. Prior to Preliminary Plat approval by the City Council, the section line highway located along the west lot line shall be improved to City Street Design standards or a Variance to the Subdivision Regulations shall be obtained to waive the street improvements or the section line highway shall be vacated; 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 fees shall be paid.

GENERAL COMMENTS:

This item has been continued several times since the June 5, 2003 Planning Commission meeting to allow the applicant to submit additional information. This Staff Report has been revised as of June 28, 2003. All new or added text is shown in bold print.

The applicant has submitted a Preliminary and Final Plat to subdivide the subject property into five residential lots. The applicant has indicated that the plat is being proposed as Phase 3C of the Red Rock Estates Subdivision.

The subject property is located at the northern terminus of Prestwick Road and is currently void of any structural development.

STAFF REVIEW:

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

Section Line Highway: A section line highway is located along the west lot line of the subject property. As such, construction plans showing the construction of the section line highway to local street standards with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained to waive the street improvements. The west half of the section line highway is located on an adjacent property under different ownership from the subject property. The Subdivision Regulations states that "...where there exists a dedicated or platted half-street adjacent to the tract to be subdivided, the other half shall be platted. No new half-streets shall be permitted". As such, the adjacent property owner must participate in the platting of the west half of the section line right-of-way or a Variance to the Subdivision Regulations must be obtained to allow platting half a right-of-way. If the adjacent property owner dedicates the right-of-way as a part of this plat action,

STAFF REPORT

July 24, 2003

No. 03PL053 - Preliminary and Final Plat

ITEM 23

then the dedicated right-of-way must be annexed into the City limits of Rapid City since the property currently abuts the existing City limit boundary. The Pennington County Highway Department has indicated that the Pennington County Board of Commissioners must review and approve a request to open that portion of the section line highway located outside of the City limits prior to Preliminary Plat approval. In addition, the Pennington County Planning Department has indicated that a construction permit must be obtained from the County prior to the start of any construction of that portion of the road located outside of the City limits. The applicant also has the option of vacating the section line highway but the adjacent property owner must sign the vacation of right-of-way petition. **On June 24, 2003, the applicant submitted a Variance to the Subdivision Regulations to waive the requirement to improve the section line highway. The item will be heard at the July 24, 2003 Planning Commission meeting.**

Prestwick Road: The Preliminary and Final Plat identifies the extension of Prestwick Road to serve as exclusive access to the subject property. The City is currently reviewing an associated Layout Plat which also identifies that Prestwick Road will serve as exclusive access to 36 dwelling units. The two plats combined will result in 46 dwelling units with one exclusive point of access. On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". If the Layout Plat is approved prior to approval of this plat, a Special Exception must be obtained to allow Prestwick Road to serve 46 dwelling units or a second access road must be provided. Consequently, if this plat is approved first, a Special Exception must be obtained prior to the approval of the associated Layout Plat.

Construction plans for that portion of Prestwick Road abutting the subject property have been approved as a part of a previous Preliminary and Final Plat approval for an earlier phase of the Red Rock Estates Subdivision. The Engineering Division has indicated that the applicant must demonstrate that surety is in place for any improvements that have not been completed and that all associated inspection fees are paid.

Fire Department: The Fire Department has indicated that fire hydrants with a minimum 1,000 gallons per minute at 20 psi fire flow must be installed and operational prior to issuance of a building permit and/or any construction on the site using combustible material(s). In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with building construction. In addition, the Fire Department has indicated that residential structure must be sprinklered if one street is allowed to serve as exclusive access to more than 40 units.

Water: The Engineering Division has indicated that the subject property is located in the new pressure zone served by the booster station. Fire flow supply will be questionable or limited until the reservoir serving the zone and the reservoir serving the Highway 16 zone on the

STAFF REPORT

July 24, 2003

No. 03PL053 - Preliminary and Final Plat

ITEM 23

booster suction side are in place. Prior to Preliminary Plat approval, a lot for the Highway 16 zone reservoir must be provided to the City. In addition, an easement extending south of the subject property, along the section line highway, to Sheridan Lake Road must be provided to allow for the installation of a transmission line to the upper zone reservoir. Construction easement(s) for the project will also be needed. **On July 7, 2003 the City Council reviewed and approved two potential location(s) for the reservoir site. One site was approved within the southwest corner of the Red Rock Estates Subdivision. An alternate site was also approved west of the subject property within the Selador Ranch property. Specifically the minutes of the City Council minutes state that "...motion was made by Hanks and seconded by French to request that staff proceed with the site selection "F" for the Red Rock Reservoir. Partridge offered an amendment to the motion that Site "E" also be reviewed during this process. Hanks and French agreed to add this to the motion. Upon vote being taken, the amended motion carried unanimously". Staff is recommending that the site location and associated easements be addressed prior to Preliminary Plat approval by the City Council.**

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