

STAFF REPORT
May 6, 2004

No. 04PL051 - Preliminary Plat

ITEM 2

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 04PL051 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Tract A of Parcel C, MJK Subdivision, located in the SE1/4 of the SW1/4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 2 through 5 Block 10, Lots 17 through 20 Block 8, Meadows Subdivision, located in the SE1/4 of the SW1/4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.79 acres
LOCATION	Along Fieldview Drive to Elm Avenue
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	Low Density Residential II District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	04/08/2004
REVIEWED BY	Vicki L. Fisher / Curt Huus

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the redlined drawings shall be returned;
2. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show the dedication of an additional ten feet of right-of-way along Elm Avenue or a Variance to the Subdivision Regulations shall be obtained;
3. Prior to Preliminary Plat approval by the City Council, the construction plans shall be revised to show the bike path along the east side of Elm Avenue in lieu of the west side of Elm Avenue as currently shown on the construction plans;
4. Prior to Preliminary Plat approval by the City Council, a private utility plan shall be submitted for review and approval;

STAFF REPORT
May 6, 2004

No. 04PL051 - Preliminary Plat

ITEM 2

5. Prior to Preliminary Plat approval by the City Council, a geotechnical report identifying the pavement design and identifying the corrosivity of the soils shall be submitted for review and approval;
6. Prior to Preliminary Plat approval by the City Council, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall identify where the edge drains tie into the storm sewer system. In addition, the drainage plan shall identify that the proposed channels located along the north and south lot lines of the subject property have adequate capacity to handle the flows;
7. All Uniform Fire Codes shall be continually met;
8. Prior to submittal of the Final Plat, the plat document shall be revised to show a non-access easement along Elm Avenue and the first 50 feet of Field View Drive as per the Street Design Criteria Manual;
9. Prior to submittal of the Final Plat, the plat document shall be revised to show a ten foot wide planting screen easement along Elm Avenue as per Chapter 16.12.190.E of the Subdivision Regulations or a Variance to the Subdivision Regulations shall be obtained;
10. Prior to submittal of the Final Plat, the plat document shall be revised to eliminate the "Resolution by Governing Board". In addition, the plat document shall be revised to add the "Certificate of Growth Management Director" and the "Certificate of Finance Officer" which certifies that the Growth Management Director signed the plat document; and,
11. Upon submittal of the Final Plat, 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 Preliminary Plat to subdivide a 2.79 acre parcel into eight residential lots as Phase V of the Meadows Subdivision. In addition, the Preliminary Plat provides a street connection between Field View Drive and Elm Avenue.

The property is located at the southern terminus of Elm Avenue and is currently void of any structural development.

STAFF REVIEW:

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

Elm Avenue: Elm Avenue is located along the west lot line of the subject property and is classified as a minor arterial street on the City's Major Street Plan requiring that the street be located in a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The construction plans show the street to be located in an 80 foot wide right-of-way and constructed with a 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Prior to Preliminary Plat approval by the City Council, the plat document must be revised to show the dedication of ten additional feet of right-of-way for Elm Avenue or a Variance to the Subdivision Regulations must be obtained.

Staff is also recommending that prior to submittal of the Final Plat, the plat document must be revised to show a non-access easement along Elm Avenue and the first fifty feet of Field View Drive as per the Street Design Criteria Manual.

STAFF REPORT
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No. 04PL051 - Preliminary Plat

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Planting Screen Easement: Chapter 16.12.190 of the Subdivision Regulations requires that a ten foot wide planting screen easement be provided along all arterial streets. As previously indicated, Elm Avenue is classified as a minor arterial. As such, staff is recommending that prior to submittal of the Final Plat, the plat document be revised to show a ten foot wide planting screen easement along Elm Avenue or a Variance to the Subdivision Regulations must be obtained.

Bike Path: Currently, the construction plans show a bike path along the west side of Elm Avenue; however, the Major Street Plan identifies the bike path along the east side of Elm Avenue. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the construction plans must be revised to show the bike path along the east side of Elm Avenue in lieu of the west side of Elm Avenue.

Drainage Plan: Staff has noted that a drainage plan must be submitted for review and approval. In particular, the drainage plan must identify where the edge drains tie into the storm sewer system as inlets are not being provided. In addition, the drainage plan must identify that the proposed channels located along the north and south lot lines of the subject property have adequate capacity to handle the flows. Staff is recommending that prior to Preliminary Plat approval by the City Council, a drainage plan must be submitted for review and approval as identified.

Water: Staff has noted that a geotechnical report identifying the corrocity of the soils shall be submitted for review and approval to ensure that adequate corrosion protection is being provided for the water system. Staff has noted that individual pressure reducing valves will be needed for each individual water sewer. Staff is recommending that prior to Preliminary Plat approval by the City Council, a geotechnical report be submitted for review and approval as identified.

Fire Department: The Fire Department has indicated that all streets must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants will be required as per City and Uniform Fire Code or a Variance to the Subdivision Regulations must be obtained. The fire hydrants must be in place and operational prior to any building construction. The Fire Department has also 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 this proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.