

STAFF REPORT
March 24, 2005

No. 05PL040 - Preliminary Plat

ITEM 15

GENERAL INFORMATION:

PETITIONER	Cedar Hill Corporation
REQUEST	No. 05PL040 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 1 and Lot 22R of Block 1 of Tyler Knue Subdivision, and the remainder of the unplatted portion of the SW1/4 NW1/4, all located in the NW1/4 NW1/4 and the SW1/4 NW1/4 of Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 6-17 of Block 5; Lots 1-8 of Block 10; Lots 1-5 of Block 11; and dedicated public right of way shown as Bunker Drive and Sagewood Street, all located in the SW1/4 NW1/4 of Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.197 Acres
LOCATION	Generally lying south of Nicole Street, west of Brooke Street, and west of Northridge Drive
EXISTING ZONING	Low Density Residential - II District - Mobile Home Residential District
SURROUNDING ZONING	
North:	Low Density Residential - II District
South:	Public District
East:	Mobile Home Residential District
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/25/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

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 red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
2. Prior to Preliminary Plat approval by the City Council, the applicant shall demonstrate that drainage from the Rainbow Ridge Subdivision located directly west of the subject

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- property has been included in the drainage analysis. In addition, the plat document shall be revised to show drainage easements as needed;
3. Prior to Preliminary Plat approval by the City Council, a Master Private Utility Plan for electric, gas, telephone, etc. shall be submitted for review and approval;
 4. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 5. The International Fire Code shall be continually met; and,
 6. Upon submittal of a Final Plat application, 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 the subject property into 25 lots leaving a non-transferable unplatted balance. In addition, the applicant has submitted a Rezoning request to change the zoning designation on a portion of the subject property from Mobile Home Residential District to Low Density Residential District II. The applicant has also submitted an Initial and Final Planned Residential Development to allow a mix of single family and townhome residential development on a portion of the subject property. (See companion items #05RZ022 and 05PD013.)

On December 20, 2004, the City Council approved an Exception to the Street Design Criteria Manual to allow 106 dwelling units with one point of access in lieu of 40 dwelling units. In particular, the Exception allows 67 lots to be platted as Phase One of the Rainbow Ridge Subdivision and these 25 lots as shown on this Preliminary Plat.

The subject property is located west of the western terminus of Northridge Drive. Currently, a single family residence is located on proposed Lot 1R.

STAFF REVIEW:

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

Drainage: Prior to Preliminary Plat approval by the City Council, the applicant must demonstrate that drainage from the Rainbow Ridge Subdivision located directly west of the subject property has been included in the drainage analysis. In addition, the plat document must be revised to show drainage easements as needed.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed 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. 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 International Fire Code be continually met.

Master Private Utility Plan: To date, a Master Utility Plan showing the location of the private utilities has not been submitted for review and approval. As such, staff is recommending that prior to City Council approval of the Preliminary Plat, a Master Private Utility Plan for electric, gas, telephone, etc. be submitted for review and approval.

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Staff believes the proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.