

STAFF REPORT
April 21, 2005

No. 05PL055 - Preliminary Plat

ITEM 11

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	No. 05PL055 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Unplatted land located in the NE1/4 SW1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract 1 and 2 and dedicated right-of-way, McMahan Subdivision, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 11.64 Acres
LOCATION	At the southern terminus of Kyle Street
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Low Density Residential - II District
South:	Public District
East:	Low Density Residential District
West:	Public District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	3/24/2005
REVIEWED BY	Todd Tucker / Bob Dominicak

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, a revised Preliminary Plat shall be submitted showing Champion Drive and Chief Drive right-of-way extended from McMahan Drive to the north to align with the southern terminus of Champion Drive and Chief Drive at the subject properties northern lot line;
2. Prior to Preliminary Plat approval by the City Council, the Preliminary Plat shall dedicate public right-of-way for a road connection extending from McMahan Drive to the south;
3. Prior to construction, construction plans for McMahan Drive shall be submitted for review and approval. In particular, the construction plans shall show McMahan Drive located in a minimum 68 foot wide right-of-way and constructed with a minimum 32 foot wide paved surface with curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained;

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4. The southern extension of the water main from the southern terminus of Kyle Street shall be coordinated with the location of the existing overhead transmission line pole;
5. The applicant shall include an analysis of the water main corrosion potential and appropriate protective measures to be taken;
6. Prior to construction, construction plans for Champion Drive and Chief Drive shall be submitted for review and approval. In particular, the construction plans shall show Champion Drive and Chief Drive located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface with curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained;
7. Prior to construction, a drainage plan shall be submitted for review and approval, including topography and a sediment and erosion control plan;
8. Prior to construction, a drainage plan shall be submitted for review and approval demonstrating that run-off from the property will not be discharged at rates that exceed the pre-developed flow rates. In addition, the drainage plan shall demonstrate that the drainage does not exceed the capacity of downstream facilities;
9. All applicable provisions of the International Fire Code shall be continually met;
10. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval; and,
11. Upon submittal of the Final Plat application, surety for the design and construction of all required subdivision improvements shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS: The subject property is located west of Haines Avenue between Northridge Drive and Mall Drive. The subject property is currently void of any structural development. The applicant has submitted a Preliminary Plat to subdivide an 11.64 acres property creating a 6.71 acres tract, a 2.94 acres tract and 1.99 acres of public right-of-way.

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

Zoning: The property is currently zoned Low Density Residential District which requires a minimum lot size of 6,500 square feet. The Preliminary Plat identifies that the two lots proposed will be 6.71 and 2.94 acres in size which meets the minimum lot size requirement of the Low Density Residential District. The required revisions to the Preliminary Plat will increase the number of public rights-of-way on the subject property. With the required Preliminary Plat revisions a total of five lots will be created. It appears that the newly created lots will meet the minimum lot size requirement of 6,500 square feet.

Street Connections: The submitted Preliminary Plat shows the extension of McMahan Drive from Haines Avenue to the west. However, the plat does not show the extension of Champion Drive and Chief Drive from McMahan Drive to the north. As such, Prior to Preliminary Plat approval by the City Council, a revised Preliminary Plat must be submitted showing Champion Drive and Chief Drive extended from McMahan Drive to the north to align with the southern terminus of Champion Drive and Chief Drive at the subject properties northern lot line.

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The applicant submitted three proposed street layouts for the subject property and the property to the west. The property to the west of the subject is owned by the Rapid City School District. The applicant indicated that the School District has discussed the three proposals and has decided on the option that shows McMahon Drive extending west through the School property. Staff will be meeting with the Parks and Recreation Director and a representative for the School District on April 18 to confirm that information. Prior to Preliminary Plat approval by the City Council, the Preliminary Plat must be revised to show the dedication of public right-of-way extending from McMahon Drive to the south and the extension of McMahon Drive to the west.

Tax Increment Financing District: The property in question is located in Tax Increment District #36. The applicant is requesting a revision to the Tax Increment Project Plan to use Tax Increment funds to pay for the design and construction of this road rather than a previously proposed road from the south.

McMahon Drive: Prior to construction, construction plans for McMahon Drive must be submitted for review and approval. In particular, the construction plans must show McMahon Drive located in a minimum 68 foot wide right-of-way and constructed with a minimum 32 foot wide paved surface with curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. Staff also noted that the southern extension of the water main from the southern terminus of Kyle Street must be coordinated with the location of the existing overhead transmission line pole. Also, the applicant must include an analysis of the water main corrosion potential and appropriate protective measures to be taken.

Champion Drive/Chief Drive: Prior to construction, construction plans for Champion Drive and Chief Drive must be submitted for review and approval. In particular, the construction plans must show Champion Drive and Chief Drive located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface with curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

Drainage: Staff noted that no drainage plan was submitted with the application. Prior to construction, a drainage plan must be submitted for review and approval, including topography and a sediment and erosion control plan.

Staff also noted that the subject property is located within the Box Elder Creek Drainage Basin. Development will increase the rate and quantity of runoff flows on the subject property. Prior to construction, a drainage plan must be submitted for review and approval demonstrating that run-off from the property will not be discharged at rates that exceed the pre-developed flow rates. Staff also noted that the drainage plan must demonstrate that the drainage does not exceed the capacity of downstream facilities.

Fire Protection: Staff noted that the proposed streets must be constructed as per the City Street Design Criteria Manual and the 2003 International Fire Code appendix.

Surety & Cost Estimates: As previously noted the property in question is located in Tax Increment District #36. The applicant is requesting a revision to the Tax Increment Project

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Plan to use Tax Increment funds to pay for the design and construction of this road. If the Tax Increment District financing is not approved the surety for the cost estimates must be paid independently.

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