

STAFF REPORT
September 8, 2005

No. 05PL157 - Preliminary Plat

ITEM 15

GENERAL INFORMATION:

PETITIONER	Britton Engineering & Land Surveying for Prairiefire Investments, LLC
REQUEST	No. 05PL157 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of the SE1/4 NE1/4, less the Eisenbraun Subdivision, Winton Subdivision and less the E54.4' for Anderson Road Right-of-Way, all located in the NE1/4, Section 26, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2, Block 4, Prairiefire Subdivision, located in NE1/4, Section 26, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2 acres
LOCATION	At the western terminus of Mondo Street
EXISTING ZONING	Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Limited Agriculture District (Pennington County)
East:	General Agriculture District (Pennington County)
West:	Planned Unit Development (Pennington County)
PUBLIC UTILITIES	Community water and private on-site wastewater
DATE OF APPLICATION	8/15/2005
REVIEWED BY	Vicki L. Fisher / 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, road construction plans for Anderson Road shall be submitted for review and approval. In particular, the construction plans shall show Anderson Road located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface or a minimum 24 foot wide paved surface and posted with no parking signs, with curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show the dedication of five additional feet of right-of-way;

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2. Prior to Preliminary Plat approval by the City Council, road construction plans for Mondo Street shall be submitted for review and approval. In particular, the construction plans shall show Mondo Street constructed with curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
3. 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;
4. Prior to Preliminary Plat approval by the City Council, additional water information shall be submitted for review and approval identifying the source as well as the location of the fire hydrants and demonstrating that sufficient domestic and fire flows are being provided during peak day use conditions. In addition, the plat document shall be revised to show a utility easement for the water line(s) as needed;;
5. Prior to Preliminary Plat approval by the City Council, an on-site wastewater plan prepared by a Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems shall be submitted for review and approval. In addition, the report shall identify the depth to seasonal high ground water and general suitability of the site for the proposed on-site wastewater system;
6. Prior to Preliminary Plat approval by the City Council, a geotechnical analysis including the pavement design shall be submitted for review and approval;
7. Prior to Preliminary Plat approval by the City Council, drainage information shall be submitted for review and approval. In particular, the drainage plan shall include calculations for street drainage flows and outlet channels. The drainage plan shall also demonstrate that discharge from the property shall not exceed pre-development flow rates or local detention facilities shall be provided. In addition, the plat document shall be revised to provide drainage easements as needed;
8. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;
9. Prior to submittal of a Final Plat application, the applicant shall submit proof of the legal entity which will provide the mechanism for street maintenance and snow removal. In particular, an agreement with Pennington County shall be submitted for review and approval indicating that the proposed street shall be accepted by Pennington County for road maintenance and snow removal; or evidence shall be submitted for review and approval that a road district has been established in accordance with SDCL 31-12A-1; or a legally binding agreement shall be submitted for review and approval by the City Council which guarantees sufficient financial commitment to provide these services;
10. Upon submittal of a Final Plat application, the plat document shall be revised to provide Final Plat Certificates in lieu of Minor Plat Certificates;
11. Upon submittal of a Final Plat application, the plat document shall be revised to show the correct spelling of the subdivision name as "Prairiefire Subdivision" and the correct spelling of the owner as "Prairiefire Investments, LLC.";
12. Upon submittal of a Final Plat application, a note shall be placed on the plat document stating that "An alternate drainfield area shall be identified upon submittal of a building permit"; and,
13. 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:

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The applicant has submitted a Preliminary Plat to create two residential lots leaving a non-transferable unplatted balance. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, sewer, to dedicate additional right-of-way and to allow platting half a right-of-way. (See companion item #05SV060.)

The property is located in the southwest corner of the intersection of Mondo Street and Anderson Road and is currently void of any structural development.

STAFF REVIEW:

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

Zoning: The property is currently zoned Planned Unit Development by the County requiring that a minimum one acre lot size be provided. The Preliminary Plat identifies that each lot will be 1.0 acres in size meeting the minimum lot size requirement of the Pennington County Planned Unit Development.

Anderson Road: Anderson Road is located along the east lot line of the subject property. Anderson Road is classified as a collector street on the City's Major Street Plan requiring that the street be located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface or constructed with a minimum 24 foot side right-of-way and posted with no-parking signs with curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Anderson Road is located in a 66 foot wide right-of-way and constructed with a 24 foot wide paved surface. The applicant is proposing to plat the western 33 feet of the section line highway. Staff is recommending that construction plans for Anderson Road be submitted for review and approval prior to Preliminary Plat approval by the City Council or a Variance to the Subdivision Regulations be obtained. In addition, the plat document must be revised to include the dedication of five additional feet of right-of-way.

Mondo Street: Mondo Street is located along the south lot line of the subject property and is classified as a sub-collector street requiring that the street be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The plat document identifies the dedication of the 52 foot wide right-of-way and constructed with a 27 foot wide paved surface, water and sidewalk on one side of the street. Staff is recommending that construction plans for Mondo Street be submitted for review and approval as identified prior to Preliminary Plat approval by the City Council or a Variance to the Subdivision Regulations must be obtained.

Wastewater: The applicant has indicated that a private wastewater system will serve the proposed lot. As such, staff is recommending that percolation information prepared by a Professional Engineer be submitted for review and approval prior to Preliminary Plat approval by the City Council. In addition, the report must identify the depth to seasonal high ground water and general suitability of the site for the proposed on-site wastewater system.

Staff is also recommending that upon submittal of a Final Plat application, a note shall be placed on the plat document stating that "An alternate drainfield area shall be identified upon submittal of a building permit" as requested by the Pennington County Planning staff.

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Water: The applicant has stated that a community water source will serve the subject property. Staff is recommending that prior to Preliminary Plat approval by the City Council, additional water information be submitted for review and approval identifying the source of the water, the location of the fire hydrants and demonstrating that sufficient domestic and fire flows are being provided during peak day use conditions. In addition, the plat document must be revised to show a utility easement for the water line as needed.

Drainage: Staff is recommending that prior to Preliminary Plat approval by the City Council, drainage information be submitted for review and approval. In particular, the drainage plan must include calculations for street drainage flows and outlet channels. The drainage plan must also demonstrate that discharge from the property will not exceed pre-development flow rates or local detention facilities must be provided. In addition, the plat document must be revised to provide drainage easements as needed.

The applicant should be aware that upon future platting of the unplatted balance, a comprehensive drainage plan for this area must be submitted for review and approval.

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