

STAFF REPORT
February 23, 2006

No. 06PL015 - Preliminary Plat

ITEM 35

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06PL015 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The unplatted portion of the NW1/4 SW1/4, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 4, Block 1; Lots 1 thru 9, Block 2; and outlot A of Neff Subdivision, formerly the unplatted portion of the NW1/4 SW1/4, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.85 acres
LOCATION	At the western terminus of Avenue A and Sweetbriar Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Limited Agriculture District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	1/27/2006
REVIEWED BY	Mike Maxwell / Bob Dominicak

RECOMMENDATION:

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

1. Prior to start of construction an Air Quality permit shall be obtained;
2. Prior to Preliminary Plat approval by 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 to the Growth Management Department;
3. Prior to Preliminary Plat approval by Planning Commission, road construction plans showing the cul-de-sac's constructed with a 96 foot paved surface and with the installation of curb, gutter, street lights, sidewalk, water and sewer along Avenue A shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;

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4. Prior to Preliminary Plat approval by Planning Commission, road construction plans showing the cul-de-sac constructed with a 96 foot paved surface and with the installation of curb, gutter, street lights, sidewalk, water and sewer along Sweetbrier Street shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
5. Prior to Preliminary Plat approval by Planning Commission, geotechnical information including soils resistivity tests shall be submitted for review and approval; If results of the soils resistivity tests results indicate severe potential towards corrosion of buried metal products, information that corrosion protection as per Rapid City Standards Specifications is adequate protection or additional corrosion protection shall be provided as need for the buried water system metal fixtures;
6. Prior to Preliminary Plat approval by Planning Commission, a revised plat showing that the Outlot has been re-identified as a lot;
7. Prior to Preliminary Plat approval by Planning Commission, a revised drainage plan shall be submitted for review and approval;
8. Prior to Preliminary Plat approval by Planning Commission, the applicant shall verify that the sanitary system complies with the requirements of the Rapid Valley Sanitary District and a copy of the approval shall be submitted to the Growth Management Staff;
9. Prior to Preliminary Plat approval by Planning Commission approval, the plat document shall be revised removing the outdated standard details and revised to include appropriate current Standard Details, per 2004 edition;
10. Prior to Preliminary Plat approval by Planning Commission, a revised site plan showing that the fire hydrants and service curb stops are located in the public right-of-way shall be submitted for review and approval;
11. Upon submittal of the Final Plat, a cost estimate of the subdivision improvements shall be submitted for review and approval; and;
12. Upon submittal of the 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 application for the Neff Subdivision located at the western terminus of Avenue A and Sweetbrier Road. The applicant has also submitted a Variance to the Subdivision Regulations to allow lots twice as long as wide as regulated by Chapter 16.12 of the Municipal Code (See companion item #06SR007.)

The subject property is located at the western terminus of Avenue A and Sweetbrier Street and is currently zoned Low Density Residential.

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

Plat Document: Staff has identified that there is an "Outlot" identified on the Preliminary Plat Document. As an "Outlot" is not legally definable, Staff recommends that the plat document be revised to show the "Outlot" re-identified as a lot.

Staff identified that the Preliminary Plat document contains outdated standard details. Staff recommends that prior to Preliminary Plat approval the plat documents be revised to include

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appropriate current Standard Details, per 2004 edition.

Streets: Avenue A is located along the eastern lot line and is classified as a lane/place street requiring that it be located in a minimum 49 foot wide right-of-way with 24 foot wide paved surface. At present, Avenue A is located in a 45 foot wide right of way with a 20 foot paved surface with water and sewer. Currently there is no curb, gutter, sidewalks or street lights located in the road way.

The applicant has submitted plans showing that Avenue A will be extended into the subdivision and will terminate in a cul-de-sac with a 85 foot paved diameter surface. The Avenue A extension will be constructed in a 50 foot right-of-way with a 24 foot paved surface, curb, gutter, sidewalks, street lights, water and sewer. The Street Design Criteria Manual requires that a 96 foot paved diameter cul-de-sac with curb, gutter, sidewalk, street light, sewer and water be constructed. Staff recommends that prior to Preliminary Plat approval by Planning Commission, revised construction plans for the cul-de-sac shall be submitted showing the cul-de-sac constructed with a 96 foot paved diameter surface or a Variance to the Subdivision Regulations must be obtained.

Sweetbrier Street is located along the eastern lot line and is classified as a lane/place street requiring that it be located in a minimum 49 foot wide right-of-way with 24 foot wide paved surface. At present, Sweetbrier is located in a 45 foot wide right of way with a 20 foot paved surface with water and sewer. Currently there is no curb, gutter, sidewalks or street lights located in the road way

The applicant has submitted plans showing that Sweetbrier Street will be extended into the subdivision and will terminate in a cul-de-sac with a 85 foot paved diameter surface. The Sweetbrier Street extension will be constructed in a 50 foot right-of-way with a 24 foot paved surface, curb, gutter, sidewalks, street lights, water and sewer. The Street Design Criteria Manual requires that a 96 foot paved diameter cul-de-sac with curb, gutter, sidewalk, street light conduit, sewer and water be constructed. Staff recommends that prior to Preliminary Plat approval by the Planning Commission, revised construction plans for the cul-de-sac shall be submitted showing the cul-de-sac constructed with a 96 foot paved diameter surface or a Variance to the Subdivision Regulations must be obtained

Grading: Staff reviewed the grading plans and identified that grading outside of the developmental boundary may occur. Staff recommends that prior to any construction outside of the developmental boundary, if the the property is not owned by the same owner, the applicant shall provide a copy of a construction easement to the Growth Management Department.

Drainage: Staff identified that the Race Track Detention Pond has been constructed. Staff recommends that prior to Preliminary Plat approval by Planning Commission, the applicant shall provide evidence that the drainage improvements identified in the Race Track Detention Pond Project have been constructed and are functioning.

Staff identified that the submitted drainage plan did not show directional arrows for flow. Staff recommends that prior to Preliminary Plat approval by the Planning Commission, a revised drainage plan showing directional flow arrows shall be submitted for review and

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approval.

Staff noted that rip rap has been placed at the outlet of the storm sewer. Staff recommends that prior to Preliminary Plat approval by Planning Commission the applicant shall provide calculations to show that the quantity of rip rap at the outlet of the storm sewer is adequate for energy dissipation.

Prior to Preliminary Plat approval by Planning Commission, a drainage report sealed and signed by a Registered Professional Engineer shall be submitted for review and approval.

Air Quality Permit: Staff noted that if the area of disturbance exceeds one acre, an Air Quality Permit must be obtained.

Wastewater: Staff has determined that the development is located within the Rapid Valley Sanitary District. As such, Staff recommends that the applicant verify that the plans and design comply with the Rapid Valley Sanitary District requirements and that a copy of the approval of such system be submitted to the Growth Management Department.

Water: Staff noted that the applicant has proposed to install fire hydrants and service curb stops within the development. As such, Staff recommends that all fire hydrants and service curb stops be located with the public right-of-way.

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