

STAFF REPORT
April 6, 2006

No. 06PL036 - Preliminary Plat

ITEM 12

GENERAL INFORMATION:

PETITIONER	Executive Homes, Inc.
REQUEST	No. 06PL036 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of land located in the N1/2 NE1/4 SE1/4, Section 23, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20 acres
LOCATION	3211 Bunker Drive
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	General Agriculture District (Pennington County)
East:	Public District
West:	No Use District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/10/2006
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, 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 drainage plan shall be revised to include information identifying whether the quantity of riprap at the outlet of the storm sewer is adequate for energy dissipation;
3. Prior to submittal of a Final Plat application, the plat document shall be revised to include a note that states "all drainage easements shown hereon shall be kept free of all obstructions including but not limited to buildings, walls, fences, hedges, trees and shrubs. These easements grant to all public authorities the right to construct, operate, maintain, inspect and repair such improvements and structures as it deems expedient (necessary) to facilitate drainage from any source" as per Chapter 16.12.22.D of the Rapid City Municipal Code;
4. Prior to Preliminary Plat approval by the City Council, a private utility master plan shall be

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- submitted for review and approval;
5. Prior to Preliminary Plat approval by the City Council, the road construction plans for Bunker Drive shall be revised to show the street located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to provide an additional five feet of right-of-way;
 6. Prior to Preliminary Plat approval by the City Council, the water plans shall be revised to incorporate the recommendations from the "North Rapid High Level and North Deadwood Avenue Water System Expansion Study" dated May 18, 2005. In addition, the revised water plans shall be submitted for review and approval;
 7. Prior to Preliminary Plat approval by the City Council, the sewer plans shall be revised verifying the capacity of downstream eight inch sewer main(s) and size this sewer main to handle full basin flows upstream of development. In addition, the revised water plans shall be submitted for review and approval;
 8. Prior to Preliminary Plat approval by the City Council, geotechnical information with pavement section recommendations shall be submitted for review and approval;
 9. Prior to submittal of a Final Plat application, the plat document shall be revised to provide non-access easements in compliance with the Street Design Criteria Manual;
 10. Prior to submittal of a Final Plat application, the plat title shall be revised to read "located in the N1/2NE1/4SE1/4" in lieu of the "N1/4NE1/4SE1/4";
 11. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
 12. 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 29 residential lots leaving an unplatted balance. The applicant has indicated that the proposed development will be known as Phase One of the Rockinon Ranch Estates.

On December 5, 2005, the City Council approved a Layout Plat to subdivide 20 acres into 61 residential lots and a drainage lot, which included the subject property. In addition, the City Council approved a Petition for Annexation to annex approximately 60 acres, which also included the subject property. (See companion item #05AN013.)

The property is located west of Bunker Drive, directly south of the Rainbow Ridge Subdivision. Currently, a single family residence is located on the property.

STAFF REVIEW:

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

Zoning: The property is currently zoned No Use District. The Long Range Comprehensive Plan identifies the appropriate land use of the subject property as residential. The properties to the north and east are located in the City Limits and are currently zoned Low Density Residential. The properties to the south and west are located in the County and are currently zoned General Agriculture District. It appears that the appropriate zoning of the

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subject property is Low Density Residential District. Prior to issuance of a building permit, the property must be rezoned as identified.

Geotechnical Report: A geotechnical report including pavement design must be submitted for review and approval.

Bunker Drive: Bunker Drive, a section line highway, is located along the east lot line of the subject property. Bunker Drive is classified as a collector street on the City's Major Street Plan requiring that it be located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The construction plans show the street located in a 52 foot wide right-of-way and constructed with a 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans be submitted showing the street located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to provide an additional five feet of right-of-way.

Drainage: The drainage plan must be revised to include information identifying whether the quantity of riprap at the outlet of the storm sewer is adequate for energy dissipation. Staff is recommending that the drainage plan be revised as identified prior to Preliminary Plat approval by the City Council.

The plat document must also be revised to include a note that states "all drainage easements shown hereon shall be kept free of all obstructions including but not limited to buildings, walls, fences, hedges, trees and shrubs. These easements grant to all public authorities the right to construct, operate, maintain, inspect and repair such improvements and structures as it deems expedient (necessary) to facilitate drainage from any source" as per Chapter 16.12.22.D of the Rapid City Municipal Code. Staff is recommending that the plat document be revised as identified prior to submittal of a Final Plat application.

Water: The Public Works Department has indicated that fire flows north of Mall Drive are not currently adequate. As such, Ferber Engineering has completed a study addressing the issue. Staff is recommending that prior to Preliminary Plat approval by the City Council, the water plans be revised to incorporate the recommendations from the study known as the "North Rapid High Level and North Deadwood Avenue Water System Expansion Study" dated May 18, 2005. In addition, the revised water plans must be submitted for review and approval.

Wastewater: The Public Works Department has indicated that verification of the capacity of downstream sewer mains must be submitted for review and approval. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the sewer plans be revised verifying the capacity of downstream eight inch sewer main(s) and size this sewer main to handle full basin flows upstream of development. In addition, the revised water plans must be submitted for review and approval.

Staff believes that this proposed plat generally complies with all applicable Zoning and

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Subdivision Regulations assuming compliance with the stated stipulations.