

STAFF REPORT
May 25, 2006

No. 05PL159 - Preliminary Plat

ITEM 38

GENERAL INFORMATION:

PETITIONER	Britton Engineering for Prairiefire Investments, LLC
REQUEST	No. 05PL159 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of NE1/4 NE1/4 less a portion of Lot 8 and all of Lot 9 of Eisenbraun Subdivision less Winton Subdivision; all of SE1/4 NE1/4 less Eisenbraun Subdivision, less Winton Subdivision and less right-of-way; all in Section 26, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 11-14, Block 1; Lots 4-11, Block 2; Lots 5-8, Block 3; Lots 3-8, Block 4; Prairiefire Subdivision, located in the NE1/4, Section 26, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 23 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:	Suburban Residential District (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, 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, all construction plans and final Engineering Report(s) shall be sealed and signed by a Professional Engineer registered by the state of South Dakota;**

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3. Prior to Preliminary Plat approval by the City Council, a utility distribution plan signed by the appropriate representative(s) showing the location of gas, telephone, electric and cable shall be submitted for review and approval;
4. Upon submittal of a Preliminary Plat application, a geotechnical report including pavement design shall be submitted for review and approval. In addition, the geotechnical report shall include soils resistivity tests for review and approval. If results of the soils resistivity test indicate severe potential towards corrosion of buried metal products, then information shall be provided demonstrating that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protection as needed for buried water system metal fixtures shall be provided;
5. Prior to Preliminary Plat approval by the City Council, drainage calculations and calculations for the detention pond shall be submitted for review and approval. In addition, calculations verifying that the ditches, pipe, etc. are sized to carry the flows shall be submitted for review and approval. The plat document shall also be revised to show drainage easements as needed;
6. Prior to Preliminary Plat approval by the City Council, additional water information prepared by a Registered Professional Engineer shall be submitted for review and approval. In particular, the water information shall include the calculations and water system analysis verifying that six inch water mains are adequately sized and verifying adequate source, storage and flows for domestic and fire demands. In addition, the well and storage tank design(s) shall be submitted for review and approval. The water plans shall also be revised to show the fire hydrants at high points in the profile or show the water line to be installed on a straight grade to eliminate the high points in the vertical alignment.
7. Prior to Preliminary Plat approval by the City Council, a note shall be placed on the construction plans stating that the sanitary sewer easements shall be kept clear of all obstacles;
8. 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;
9. Prior to Preliminary Plat approval by the City Council, road construction plans for Mondo Street, Receda Street, Zamia Street, Winton Street and Felicia Street shall be submitted for review and approval. In particular, the construction plans shall show the streets constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
10. Prior to Preliminary Plat approval by the City Council, road construction plans for Abelia Street shall be submitted for review and approval. In particular, the construction plans shall show the street located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk and street light conduit or a Variance to the Subdivision Regulations shall be obtained;

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11. Prior to Preliminary Plat approval by the City Council, road construction plans for the east-west street located directly south of the Detention Lot shall be submitted for review and approval. In particular, the construction plans shall show the street located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
12. Prior to Preliminary Plat approval by the City Council, a cost estimate for the subdivision improvements shall be submitted for review and approval;
13. Prior to Preliminary Plat approval by the City Council, the plat title shall be revised to include a "formerly" description;
14. Prior to the start of construction, a Utility Permit from the Pennington County Highway Department shall be obtained as needed for the installation of utilities within Pennington County right-of-way;
15. Prior to submittal of a Final Plat, the applicant shall submit a proposed street name for the east-west street located directly south of the Detention Lot to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street names;
16. 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;
17. Prior to submittal of a Final Plat application, the plat document shall be revised to show the Detention Lot and the Well Lot as numbered lots. In addition, the lots shall be identified as drainage and/or utility easements as needed;
18. 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;
19. Prior to submittal of a Final Plat application, the applicant shall submit proof of the legal entity which will provide the mechanism for maintenance of the community water facility and the Well Lot for review and approval;
20. Prior to submittal of a Final Plat application, the applicant shall submit proof of the legal entity which will provide the mechanism for maintenance of the Detention Lot for review and approval; and,
21. 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:

(Update, May 15, 2006. All revised and/or added text is shown in bold print.) This item was continued at the May 4, 2006 Planning Commission meeting to allow the applicant to address density and sewer issues relative to the subject property. On May 8, 2006 the applicant submitted construction plans for the extension of a 27 inch sewer main from the City's sewer plant located east of the subject property to serve

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the proposed development. The applicant had previously submitted revised construction plans showing sewer lines within the proposed development and a revised plat document increasing the density from 22 one acre lots to 75 lots ranging in size from .506 acres to 1.149 acres.

(Update, April 22, 2006. All revised and/or added text is shown in bold print.) This item was continued at the April 20, 2006 Planning Commission meeting to allow the applicant to address density and sewer issues relative to the subject property. On April 4, 2006, staff met with the applicant to further discuss the option of extending a sewer main from the City's sewer plant located east of the subject property to serve the proposed development. In particular, it was identified that the Public Works Committee and the City Council must review and approve the oversizing of the sewer main to be installed in order to insure that neighborhood properties as well as the subject property can be served. To date, the City Council has not approved the size of the sewer main to be extended to the subject property. On April 21, 2006, the applicant submitted revised construction plans showing sewer lines within the proposed development; however, to date, construction plans for the sewer main from the City's sewer plant to the subject property has not been submitted for review and approval. As such, staff is recommending that the Preliminary Plat be continued to the May 25, 2006 Planning Commission meeting to allow the Public Works Committee and the City Council to review this item and to allow the applicant to submit construction plans accordingly. Please note that no other part of this Staff Report has been revised.

(Update, April 8, 2006. All revised and/or added text is shown in bold print.) This item was continued at the April 6, 2006 Planning Commission meeting to allow the applicant to address density and sewer issues relative to the subject property. On April 4, 2006, staff met with the applicant to further discuss the option of extending a sewer main from the City's sewer plant located east of the subject property to serve the proposed development. In particular, it was identified that the Public Works Committee and the City Council must review and approve the oversizing of the sewer main to be installed. In particular, the City must review and approve the sewer main size not only to serve the subject property but neighborhood properties as well. As such, staff is recommending that the Preliminary Plat be continued to the May 4, 2006 Planning Commission meeting to allow the Public Works Committee and the City Council to review this item and to allow the applicant to submit construction plans accordingly. Please note that no other part of this Staff Report has been revised.

(Update, March 24, 2006. All revised and/or added text is shown in bold print.) This item was continued at the March 23, 2006 Planning Commission meeting to allow the applicant to address density and dry sewer issues relative to the subject property. To date, the information has not been submitted for review and approval. As such, staff is recommending that the Preliminary Plat be continued to the April 20, 2006 Planning Commission meeting to allow the applicant additional time to submit the information. Please note that no other part of this Staff Report has been revised.

(Update, March 12, 2006. All revised and/or added text is shown in bold print.) This item was continued at the March 9, 2006 Planning Commission meeting to allow the applicant to address density and dry sewer issues relative to the subject property. To date, the information has not been submitted for review and approval. As such, staff is

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recommending that the Preliminary Plat be continued to the April 6, 2006 Planning Commission meeting to allow the applicant additional time to submit the information. Please note that no other part of this Staff Report has been revised.

(Update, February 24, 2006. All revised and/or added text is shown in bold print.) This item was continued at the February 9, 2006 Planning Commission meeting at the applicants' request to allow them to address density and dry sewer issues relative to the subject property. To date, the information has not been submitted for review and approval. As such, staff is recommending that the Preliminary Plat be continued to the March 23, 2006 Planning Commission meeting to allow the applicant additional time to submit the information. Please note that no other part of this Staff Report has been revised.

(Update, January 31, 2006. All revised and/or added text is shown in bold print.) This item was continued at the January 26, 2006 Planning Commission meeting at the applicant's request. The applicant has, subsequently, requested that this item be continued to the March 9, 2006 Planning Commission meeting to allow them to address density and dry sewer issues relative to the subject property. As such, staff is recommending that the Preliminary Plat be continued to the March 9, 2006 Planning Commission meeting as requested. Please note that no other part of this Staff Report has been revised.

(Update, January 14, 2006. All revised and/or added text is shown in bold print.) This item was continued at the November 23, 2005 Planning Commission meeting at the applicant's request. The applicant has, subsequently, requested that this item be continued to the February 9, 2006 Planning Commission meeting to allow them to address density and dry sewer issues relative to the subject property. As such, staff is recommending that the Preliminary Plat be continued to the February 9, 2006 Planning Commission meeting as requested. Please note that no other part of this Staff Report has been revised.

(Update, November 16, 2005. All revised and/or added text is shown in bold print.) This item was continued at the November 10, 2005 Planning Commission meeting at the applicant's request. The applicant has, subsequently, requested that this item be continued to the January 26, 2006 Planning Commission meeting to allow them to address density and dry sewer issues relative to the subject property. As such, staff is recommending that the Preliminary Plat be continued to the January 26, 2006 Planning Commission meeting as requested. Please note that no other part of this Staff Report has been revised.

(Update, October 31, 2005. All revised and/or added text is shown in bold print.) This item was continued at the September 22, 2005 Planning Commission meeting at the applicant's request. The applicant has, subsequently, requested that this item be continued to the November 23, 2005 Planning Commission meeting to allow them to address density and dry sewer issues relative to the subject property. As such, staff is recommending that the Preliminary Plat be continued to the November 23, 2005 Planning Commission meeting as requested.

The applicant has submitted a Preliminary Plat to create 22 residential lots to be known as Phase One of the Prairiefire Subdivision. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit and dry sewer. (See companion item #05SV061.)

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On September 8, 2005 the Planning Commission recommended that a Preliminary Plat to create two lots as a part of the Prairiefire Subdivision located directly east of the subject property be continued to the September 22, 2005 Planning Commission meeting at the applicant's request. In addition, the Planning Commission recommended that an associated 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 be continued to the September 22, 2005 Planning Commission meeting at the applicant's request. (See companion items #05PL157 and 05SV060.)

The property is located at the western terminus of Mondo Street and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the revised Preliminary Plat and revised construction plans and has noted the following considerations:

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. The plat document also identifies the dedication of five additional feet or right-of-way along Anderson Road as it abuts the subject property. 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.

Sub-Collector Streets: The Preliminary Plat document identifies Mondo Street, Receda Street, Zamia Street, Winton Street and Felicia Street as sub-collector streets. A sub-collector street must 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 construction plans identify the street located within a 52 foot wide right-of-way and constructed with a 24 foot wide paved surface, water and sewer. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans be submitted for review and approval showing the streets constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk and street light conduit or a Variance to the Subdivision Regulations must be obtained.

Lane Place Streets: The Preliminary Plat identifies Abelia Street as lane place street requiring that it be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 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 24 foot wide paved surface, water and

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sewer. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans be submitted for review and approval showing the street constructed with curb, gutter, sidewalk and street light conduit a Variance to the Subdivision Regulations must be obtained.

The Preliminary Plat identifies an east-west lane place street located along the south lot line of the Detention Lot. As noted above, the lane place street must be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 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 24 foot wide paved surface, water and sewer. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans be submitted for review and approval showing the street constructed with curb, gutter, sidewalk and street light conduit a Variance to the Subdivision Regulations must be obtained.

Wastewater: The applicant has submitted construction plans showing the extension of a 27 inch sewer main from the City's sewer plant located east of the subject property to serve the proposed development. Staff is recommending that prior to Preliminary Plat approval by the City Council, all necessary changes be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings must be returned to the Growth Management Department.

Water: The applicant has submitted construction plans showing the extension of water mains and service lines from the proposed community well and reservoir located on the Well Lot. However, staff has noted that the plans must be revised to include the calculations and water system analysis verifying that six inch water mains are adequately sized and verifying adequate source, storage and flows for domestic and fire demands. In addition, the well and storage tank design(s) must be submitted for review and approval. The water plans must also be revised to show the fire hydrants at high points in the profile or show the water line to be installed. Staff is recommending that the water plans be revised as identified and submitted for review and approval prior to Preliminary Plat approval by the City Council.

Drainage: Staff is recommending that prior to Preliminary Plat approval by the City Council, drainage calculations and calculations for the detention pond be submitted for review and approval. In addition, calculations verifying that the ditches, pipe, etc. are sized to carry the flows must be submitted for review and approval. The plat document must also be revised to show drainage easements as needed.

Lot Labeling: Proposed lots on a plat document must be labeled with a lot and block and not as a "Well Lot, Drainage Lot and/or Outlot". As such, staff is recommending that prior to submittal of a Final Plat application, the plat document be revised to show the Detention Lot and the Well Lot as numbered lots. In addition, the lots must be identified as drainage and/or utility easements as needed.

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