

STAFF REPORT
July 6, 2006

No. 06PL090 - Preliminary Plat

ITEM 10

GENERAL INFORMATION:

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| PETITIONER | Dream Design International |
| REQUEST | No. 06PL090 - Preliminary Plat |
| EXISTING LEGAL DESCRIPTION | The unplatted portion of the E1/2 NE1/4, Section 21, T1N, R8E, BHM, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 80.85 |
| LOCATION | East of the intersection of Elk Vale Road and Old Folsom Road |
| EXISTING ZONING | Limited Agriculture District (Pennington County) |
| SURROUNDING ZONING | |
| North: | Low Density Residential II - District (Planned Residential Development) |
| South: | Light Industrial District - Limited Agriculture District - General Agriculture District (Pennington County) |
| East: | Limited Agriculture District (Pennington County) |
| West: | Low Density Residential II District (Planned Residential Development) |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 6/9/2006 |
| REVIEWED BY | Vicki L. Fisher / Todd Peckosh |

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the July 27, 2006 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide the subject property into 108 lots as Phase One of the Elk Meadows Subdivision, leaving an unplatted non-transferable balance. In addition, the applicant has submitted a Variance to the Subdivision Regulations to allow a lot twice as long as it is wide. (See companion item #06SV039.)

On August 15, 2005, the City Council approved a Layout Plat to subdivide the subject property into 265 residential lots. On April 17, 2006, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along a temporary street with the following stipulations:

1. Prior to City Council approval, the applicant shall sign a waiver of right to protest any future assessments for the improvements;

STAFF REPORT
July 6, 2006

No. 06PL090 - Preliminary Plat

ITEM 10

2. The street shall be constructed with a minimum 24 foot wide paved surface; and,
3. The street shall be located in dedicated right-of-way and/or an easement. If the street is to be located within an easement, then an Exception to the Street Design Criteria Manual shall be obtained to allow an easement to serve more than four properties.

The property is located at the southern terminus of Jolly Lane and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Preliminary Plat and has noted that additional information must be submitted for review and approval in order to adequately review the Preliminary Plat. The following is a list of the required information:

1. Additional drainage information must be submitted for review and approval. In particular, calculations for the storm sewer must be submitted as well as details for the detention ponds and outlet structures. The drainage plans must also be revised to show the storm sewer from Jolly lane to the detention pond. The plat document must be revised to show drainage easements as needed and additional drainage easement(s) must also be recorded as needed for any proposed drainage on adjacent properties. Design Exceptions must also be obtained to accept tees, bends and crosses in the storm sewer network in place of structures and to allow the use of corrugated metal pipe instead of reinforced concrete pipe.
2. Written authorization from the Cyclone Ditch Association must be submitted for review and approval indicating concurrence with the encasement of the ditch as proposed.
3. Additional water information must be submitted for review and approval. In particular, a water analysis must be submitted demonstrating that water capacity exists for the previously approved Plats and the Planned Unit Development for Elks Country Estates and this proposed development. If it is determined that the water capacity is only sufficient for the previously approved phases of Elks Country Estates, a signed affidavit must be submitted for review and approval identifying that the owner of Elks Country Estates, Dennis Zanstra Real Estate Holdings, concurs with the transfer of water usage to Elk Meadows Subdivision.
4. Additional sewer information must be submitted for review and approval. In particular, a wastewater system report must be submitted identifying that sufficient capacity at the downstream lift station exists for the previously approved Plats and the Planned Unit Development for Elks Country Estates and this proposed development. If it is determined that the lift station capacity is only sufficient for the previously approved phases of Elks Country Estates, a signed affidavit must be submitted for review and approval identifying that the owner of Elks Country Estates, Dennis Zanstra Real Estate Holdings, concurs with the transfer of the lift station usage to Elk Meadows Subdivision or construction plans upgrading the lift station as needed must be submitted for review and approval or construction plans showing a gravity sewer line extending east of the subject property to an existing sewer main must be submitted for review and approval.
5. Revised construction plans for Mossberg Drive must be submitted for review and approval. In particular, the construction plans must show Mossberg Drive intersecting with E. Minnesota Street at a 90 degree angle in order to insure access between the adjacent properties as required by Chapter 16.12.030 of the Rapid City Municipal Code. In addition, an H Lot must be recorded for the street or the plat document must be

STAFF REPORT
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No. 06PL090 - Preliminary Plat

ITEM 10

revised to include the dedication of the right-of-way for Mossberg Drive. Prior to recording the H Lot, the applicant must request authorization from the City Council to prepare the document and authorization to accept the deed(s).

6. The plat document must be revised to show the entire 100 foot right-of-way for E. Minnesota Street or a Variance to the Subdivision Regulations must be obtained.
7. The plat document must be revised to show a ten foot wide planting screen easement along E. Minnesota Street or a Variance to the Subdivision Regulations must be obtained.
8. Construction plans for the section line highway located along the east lot line must be submitted for review and approval. In particular, the road construction plans must show the street 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 must be obtained or the section line highway must be vacated. The adjacent property owner(s) must sign the petition to vacate the section line highway or a Variance to the Subdivision Regulations must be obtained to allow platting half a right-of-way.
9. A different street name for Carson Court must be submitted to the Emergency Services Communication Center for review and approval. In addition, the plat document must be revised to show the approved street name prior to submittal of a Final Plat application. The applicant must also demonstrate that portion of the temporary street to be named Mossberg Drive versus Creek Drive. In particular, the street name(s) must be designated in compliance with adopted standards.

On June 28, 2006, staff met with the applicant's consultant and discussed the items as outlined above. The applicant concurs with continuing this item to the July 27, 2006 Planning Commission meeting to allow them additional time to submit the information.

Staff is recommending that the Preliminary Plat be continued to the July 27, 2006 Planning Commission meeting to allow the applicant to submit the additional information as outlined above.