

STAFF REPORT
September 20, 2007

No. 07PL117 - Preliminary Plat

ITEM 8

GENERAL INFORMATION:

APPLICANT/ AGENT	Dream Design International, Inc.
PROPERTY OWNER	DKEA, LLC
REQUEST	No. 07PL117 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	NW1/4 of the NW1/4 less Lots 10 thru 21 of Block 2, Lot 49 of Block 3, Lots 17 thru 19 of Block 4, Lots 4 thru 6 of Block 6, Lots 1 thru 8 of Block 7, Lots 1 thru 2 of Block 8, Lots 1 thru 8 of Block 9, Lots 12A & 12B of Block 11, Lot 1 of Block 12, Lots 1 thru 4 of Block 13 and Drainage Lot all of Red Rock Meadows Subdivision, Section 28, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota.
PROPOSED LEGAL DESCRIPTION	Lots 9 thru 13 of Block 7, Lots 3 thru 13 of Block 8, Lots 9 thr 20 of Block 9 and Lots 5 thru 9 of Block 13, Red Rock Meadows Subdivision, located in the NW1/4 of the NW1/4, Section 28, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.264 acres
LOCATION	At the northern terminus of Sahalee Court and Cog Hill Lane
EXISTING ZONING	Low Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District (Planned Development Designation)
East:	Suburban Residential District (Pennington County)
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/24/2007
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

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

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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, a Master Utility Plan, signed by the appropriate utility companies, shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, the construction plans shall be revised to relocate the fire hydrant from the temporary turnaround at the terminus of Seminole Lane;
4. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
5. Prior to submittal of a Final Plat application, the water reservoir shall be completed and operational;
6. 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; and,
7. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide the property into 33 residential lots. In addition, the applicant has submitted an Initial and Final Residential Development Plan to allow a 33 lot single family residential development on the property. The applicant has indicated that the proposed single family residential development is being developed as Phase III of the Red Rock Meadows Development.

The property is located at the northern terminus of Sahalee Court and Cog Hill Lane. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Master Utility Plan: To date, a Master Utility Plan showing the location of private utilities has not been submitted for review and approval. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a Master Utility Plan, signed by the appropriate utility companies, be submitted for review and approval as required.

Water: A water reservoir is being constructed on property located east of the applicant's property. The water reservoir will be needed to serve this phase of the Red Rock Meadows development. As such, staff is recommending that prior to submittal of a Final Plat application, the water reservoir be completed and operational.

Inspection Fees and Surety: Chapter 16.20.080 of the Rapid City Municipal Code states that before any Final Plat is approved, an additional fee shall be paid to the City to cover the costs of inspection of the subdivision improvements required by Ordinance. In addition, surety for any required subdivision improvements that have not been completed must be posted. As such, staff is recommending that upon submittal of a Final Plat application, surety be posted and subdivision inspection fees be paid as required.

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Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements. In particular, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. As such, staff is recommending that prior to the City's acceptance of the public improvements, a warranty surety be submitted for review and approval as required.

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