

STAFF REPORT
April 24, 2008

No. 08PL045 - Preliminary Plat

ITEM 31

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Copperfield Land Company LLC
REQUEST	No. 08PL045 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Located in, and formerly portions of, the E1/2 NW1/4 and the NE1/4 SW1/4, Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 5 thru 4 of Block 2, Lots 6 thru 14 of Block 3, Lots 1 thru 4 of Block 14 of Copperfield Vistas Subdivision, located in portions of the E1/2 NW1/4 and the NE1/4 SW1/4, Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.99 acres
LOCATION	West of Concourse Drive, at the northern terminus of Summerfield Drive and Copperfield Drive
EXISTING ZONING	Low Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Development Designation)
South:	Low Density Residential District
East:	Light Industrial District
West:	Limited Agriculture District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	3/28/2008
REVIEWED BY	Vicki L. Fisher / Ted Johnson

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 utility and drainage easements

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- shown on the plat document shall be revised to coordinate with the construction plans as needed;
3. Prior to Preliminary Plat approval by the City Council, additional drainage information shall be submitted for review and approval addressing the disposition of stormwater along the west lot line. In addition, the plat document shall be revised to show drainage easements as needed;
 4. Prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Permit in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval;
 5. Prior to Preliminary Plat approval by the City Council, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 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 create 23 single family residential lots as Phase 2A of the Copperfield Vista Subdivision.

On December 18, 2006, the City Council approved a Layout Plat for the Copperfield Vista Subdivision to create 276 single family residential lots, 64 townhome lots and one multi-family lot, which included this property.

On August 20, 2007, the City Council approved a Preliminary Plat to create 20 single family residential lots as Phase 1A of the Copperfield Vista Subdivision. In addition, on August 9, 2007, the Planning Commission approved an Initial and Final Residential Development Plan for Phase 1A of the development, or Lots 1 thru 4 of Block 2, Lots 1 thru 5 of Block 3, Lots 1 thru 3 of Block 4, Lots 1 and 2 of Block 5, and Lots 1 thru 6 of Block 6 of Copperfield Vistas Subdivision.

The property is located west of Concourse Drive, at the northern terminus of Summerfield Drive and Copperfield Drive. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Easements: The utility and drainage easements on the plat and construction plans do not match. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the utility and drainage easements shown on the plat document be revised to coordinate with the construction plans as needed.

Drainage: A drainage plan has been submitted for review and approval. However, the report does not address disposition of stormwater at the west property line of the property. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a revised drainage plan be submitted for review and approval as identified. In addition, the plat document must be revised to show drainage easements as needed.

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Stormwater Management Plan: The City Council has recently adopted a Stormwater Quality Manual which provides a set of criteria and technical guidance for erosion and sediment control at construction sites. Because site conditions will affect the suitability and effectiveness of erosion control measures, a plan specific to each site is required. Staff is recommending that prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Permit in compliance with the adopted Stormwater Quality Manual be submitted for review and approval.

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 the 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.

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 addition, 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.