

STAFF REPORT
August 6, 2009

No. 09PL023 - Layout and Preliminary Plat

ITEM 5

GENERAL INFORMATION:

APPLICANT/AGENT	Ron Davis for Davis Engineering, Inc.
PROPERTY OWNER	Arlene Murphy
REQUEST	No. 09PL023 - Layout and Preliminary Plat
EXISTING LEGAL DESCRIPTION	The unplatted portion of Tract F of the NE1/4 of the NW1/4 of Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 3R, 4, 5, 6 and 7 of Block 7, Lots 3, 4, 5 and 6 of Block 8 of Murphy Ranch Estates Subdivision, Section 14, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.85 acres
LOCATION	Southeast of the intersection of Springfield Road and Knuckleduster Road
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	5/29/2009
REVIEWED BY	Travis Tegethoff / Mary Bosworth/ Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Layout and Preliminary Plat be continued to the **August 27, 2009** Planning Commission meeting.

GENERAL COMMENTS:

(Update, July 27, 2009. All revised and/or added text is shown in bold print.) This item was continued to the August 6, 2009 Planning Commission meeting to allow the applicant to submit additional information for this Layout and Preliminary Plat application and to address outstanding grading, drainage, and construction issues that were to be completed as part of previously approved plats for Murphy Ranch

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Estates Subdivision.

The applicant has recently submitted revised construction plans and red line comments for this Layout and Preliminary Plat application. In addition, the applicant has submitted utility plans approved by the Rapid Valley Sanitary District for this phase of the development. As of this writing, the improvements that were to be completed as part of previously approved phases of this development have not been completed.

The applicant has subsequently requested that this item be approved indicating that the outstanding improvements that were to be completed as part of previously approved phases will be constructed as a part of this phase of the development. However, the applicant had previously indicated that the outstanding issues would be completed as a part of the Preliminary Plat for Phase 3C of Murphy Ranch Estates which was approved on April 7, 2008.

The outstanding construction issues that have not been completed include the following:

- The temporary detention berm located at the west end of Springfield Road, required as a part of Phase 1;
- The turn lane located along Long View Road, required as a part of Phase 3A; and,
- The detention facility required as a part of Phase 3B.

Minor punch list items for Phases 1, 2 and 3B must also be completed. In addition, a final walk-thru and punch list has not been completed for Phase 3A and 3C.

The applicant has had 15 months to complete the outstanding construction issues as previously guaranteed by the applicant. To date, that has not happened. The Pennington County Board of Commissioners and the Pennington County Highway Superintendent has voiced concern that the City continues to approve plats for additional phases of the development when the outstanding issues have not been resolved. As such, staff recommends that this item be continued to the August 27, 2009 Planning Commission meeting to allow the applicant to complete the outstanding improvements as identified.

The applicant has submitted a Preliminary Plat application for the Murphy Ranch Estates Subdivision to create nine lots from the existing parcel. The property is identified as a portion of the unplatted balance of Tract F on the NE1/4 of the NW1/4, Section 14, T1N, R8E, BHM, Pennington County, South Dakota, more generally identified as being located south of Long View Road and east of Reservoir Road.

The nine proposed lots will range in size from 0.17 acres to 0.21 acres and are proposed as single family residential lots. The property is zoned Suburban Residential by Pennington County.

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

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Subdivision Improvements: Staff noted that there are still outstanding grading, drainage, and construction issues that were to be completed as part of the previously approved plats for Murphy Ranch Estates Subdivision. In particular, a turn lane was to be constructed on Longview Road, the detention pond was to be seeded, and repairs to the settlement of the detention pond outlet and the street because of utility installations were to be completed. To date these issues have not been addressed and the related improvements have not been completed. Staff is recommending that these issues be addressed prior to Preliminary Plat approval by the Planning Commission. As such, staff recommends that this item be continued to the **August 27, 2009** Planning Commission meeting to allow the applicant to address the outstanding development issues associated with this subdivision.

Knuckleduster Road: Knuckleduster Road is classified as a sub-collector street requiring that the street 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 applicant's site plan identifies Knuckleduster Road as being constructed in a 52 foot wide right-of-way with 27 feet of pavement, curb, gutter, sidewalks, street light conduit, sewer and water meeting the minimum requirements of the Rapid City Municipal Code.

Redline Comments: Staff is recommending that prior to Preliminary Plat approval by the City Council, all redline comments made on the construction plans must be addressed and resubmitted for review and approval. In addition, the red lined drawings must be returned to the Growth Management Department.

Air Quality Permit: Staff noted that if the area of disturbance exceeds one acre, an Air Quality Permit must be obtained.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the International Fire Code. In addition, fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. The International Fire Code will need to be continually met.

Rapid Valley Sanitation District: Staff noted that the submitted water and sewer plans comply with the minimum City of Rapid City standards. In addition, the Rapid Valley Sanitation District staff noted that plans must comply with Rapid Valley Sanitation District Design and Construction Standards. The Rapid Valley Sanitation District Staff also noted that two sets of construction plans and associated documentation for the proposed water and wastewater piping and improvements shall be submitted to the General Manager of the Rapid Valley Sanitation District for review and approval. The plan submittals shall be made directly by the developer to the Rapid Valley Sanitation District and shall not be made from other agencies as required by the Rapid Valley Sanitary District staff. Staff is recommending that prior to Planning Commission approval, information shall be submitted to the Growth Management Department demonstrating that the Rapid Valley Sanitation District staff has reviewed and approved the utility plans.

Stormwater Management Plan: The City Council has recently adopted a Stormwater Quality

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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, a Stormwater Management Plan 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.

Staff recommends that the Preliminary Plat be continued to the August 27, 2009 Planning Commission meeting to allow the applicant to construct the outstanding improvements as identified above.