

STAFF REPORT
August 4, 2010

No. 11PL038 - Preliminary Plat

ITEM 7

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
PROPERTY OWNER	DKEA, LLC / Red Rock Development Co. LLC
REQUEST	No. 11PL038 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of the NW1/4 of the NW1/4 of Section 28 and a portion of the NE1/4 of the NE1/4 of Section 29 located in T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 23 thru 27 of Block 7 and Lots 2 thru 3 of Block 12 of Red Rock Meadows Subdivision
PARCEL ACREAGE	Approximately 1.89 acres
LOCATION	At the current northern terminus of Dunsmore Road
EXISTING ZONING	General Agriculture District - Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	General Agriculture District - Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District
East:	Low Density Residential District (Planned Residential Development)
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/8/2011
REVIEWED BY	Vicki L. Fisher / Brandon Quiett

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, a cost estimate for the subdivision improvements shall be submitted for review and approval;
3. Prior to submittal of a Final Plat application, the applicant shall enter into an agreement

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4. with the City for the installation and maintenance of decorative street lights if utilized; Prior to submittal of a Final Plat application, all stormwater improvements for Phase 4 of Red Rock Meadows shall be in place;
5. Upon submittal of a Final Plat application, surety shall be posted and subdivision inspection fees shall be paid as required;
6. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,
7. The approved Preliminary Plat for which no grading, construction or other improvements have been initiated within two years of the date of approval of the plat shall be deemed as expired. However, the owner or applicant of the plat may, prior to the termination of the two year period, request a one year extension subject to approval by the City Council.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create seven residential lots leaving an unplatted non-transferable balance. The Preliminary Plat is proposed as Phase Five of Red Rock Meadows.

The property is located at the northern terminus of Dunsmore Road. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Zoning: Proposed Lots 2 and 3 of Block 12 are currently zoned General Agriculture District. Proposed Lots 23 thru 27 of Block 7 are currently zoned Low Density Residential District with a Planned Residential Development. The approved Planned Residential Development shows the area of the proposed lots as "open area". Prior to issuance of a building permit, the portion of the property zoned General Agriculture District must be rezoned to Low Density Residential District. In addition, the Planned Residential Development must be amended to include Lots 2 and 3 of Block 12 and to show the use of the property as single family residential instead of "open area".

Section Line Highway: Dunsmore Road is located within a section line highway which requires a minimum 58 foot setback from the section line. The applicant should be aware that any future development on the proposed lots will require that the setback be maintained or the section line highway must be vacated. The applicant also has the option of requesting a reduction to the section line highway setback through the Planned Residential Development application.

Street Light Design: Decorative street lights have been utilized in previous phases of the development. The applicant has not indicated if they will be utilized in this phase. Prior to submittal of a Final Plat application, the applicant must enter into an agreement with the City for the installation and maintenance of decorative street lights if utilized.

Phase Four: Staff has noted that all of the stormwater improvements for Phase 4 have not been completed. As such, prior to submittal of a Final Plat application for this phase of the development, all stormwater improvements for Phase 4 of Red Rock Meadows must be in

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place.

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 must 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 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 any public improvements, a Warranty Surety be submitted for review and approval if subdivision improvements are required.

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