

STAFF REPORT
March 22, 2012

No. 12PL007 - Preliminary Plat

ITEM 12

GENERAL INFORMATION:

APPLICANT	Ron Davis - Davis Engineering, Inc.
PROPERTY OWNER	Arlene J. Murphy
REQUEST	No. 12PL007 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The unplatted balance of Tract F of the NW1/4 of Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 8, 9, 10 and 11 of Block 7, Lots 7 and 8 of Block 8, Lots 7, 8, 9 and 10 of Block 10 of Murphy Ranch Estates Subdivision
PARCEL ACREAGE	Approximately 21 acres
LOCATION	At the current eastern terminus of Wesson 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:	Limited Agriculture District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	2/24/2012
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 and plat as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Community Planning and Development Services Department;
2. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show a non-access easement along all corner lots in compliance with the Street Design Criteria Manual or an Exception shall be obtained;
3. Prior to Preliminary Plat approval by the City Council, as-built drawings confirming that the stormwater facility has been constructed per the approved plan and demonstrating

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- that the stormwater facility can accommodate the design capacity shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the City Council, a revised plat document shall be submitted for review and approval which includes the Certificates of Title;
 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;
 7. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,
 8. 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 ten lots and to dedicate right-of-way, leaving an unplatted balance. The proposed lots will be known as Lots 8 thru 11 of Block 7, Lots 7 and 8 of Block 8 and Lots 7 thru 10 of Block 10, Murphy Ranch Estates Subdivision. The applicant has been developing the Murphy Ranch Estates Subdivision in phases with this proposed plat being Phase 4C of the development.

The property is located at the current eastern terminus of Wesson Road and Knuckleduster Road. To date, the property is void of any structural development.

STAFF REVIEW:

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

Construction Plans: Staff has reviewed the construction plans and noted red lined comments that must be addressed. Prior to Preliminary Plat approval by the City Council, the construction plans must be revised to address the red lined comments. In addition, the revised construction plans must be submitted to the Community Planning & Development Services Department for review and approval.

Plat Document: To date, the applicant has not submitted a complete plat document as required. As such, staff recommends that prior to Preliminary Plat approval by the City Council, a revised plat document be submitted for review and approval which includes the Certificates of Title.

Storm Water: As previously noted, Murphy Ranch Estates Subdivision is being constructed in phases with this Preliminary Plat representing Phase 4C of the development. Since the development is entering its final phases, staff recommends that prior to Preliminary Plat approval by the City Council, as-built drawings confirming that the stormwater facility has been constructed per the approved plan(s) and demonstrating that the stormwater facility can accommodate the design capacity be submitted for review and approval.

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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 recommends 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 recommends 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.

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