

STAFF REPORT

March 22, 2001

No. 01PL014 - Preliminary and Final Plat

ITEM 19

GENERAL INFORMATION:

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| PETITIONER | Dream Design International |
| REQUEST | No. 01PL014 - Preliminary and Final Plat |
| LEGAL DESCRIPTION | Lots 9-11, Block 4; Lots 1-3 and Lots 8-17, Block 6; and dedicated streets, Valley Ridge Subdivision - Phase V, located in the NE1/4 SE1/4 of Section 3, T1N, R8E, BHM, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 5 Acres |
| LOCATION | At the northern terminus of Pennington and Haakon Streets |
| EXISTING ZONING | Suburban Residential District (County) |
| SURROUNDING ZONING | |
| North: | Limited Agriculture District (County) |
| South: | Suburban Residential District (County) |
| East: | Suburban Residential District (County) |
| West: | Suburban Residential District (County) |
| PUBLIC UTILITIES | Rapid Valley Sanitary District |
| REPORT BY | Vicki L. Fisher |

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be approved with the following stipulations:

Engineering Division Recommendation:

1. Prior to Planning Commission approval of the Preliminary Plat, road construction plans shall be submitted for review and approval. The road construction plans shall identify a temporary turn around located at the end of Haakon Street;

County Highway Department Recommendation:

2. Prior to City Council approval of the Final Plat, the detention pond known as Detention Cell #103 located north of the property shall be completed;

Pennington County Fire Coordinator Recommendation:

3. Prior to City Council approval of the Final Plat, fire hydrants shall be installed in accordance with the Uniform Fire Code;

Urban Planning Division Recommendations:

4. Prior to City Council approval of the Final Plat, a subdivision estimate form shall be submitted and all subdivision inspection fees shall be paid; and,

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5. Prior to City Council approval of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat to subdivide five acres into 16 residential lots and to extend two roadways known as Pennington Street and Haakon Street.

The property is located outside of the City limits of Rapid City but within the City's three mile platting jurisdiction. In January of 1997, a Layout Plat was approved for the entire quarter-quarter section of land, including the subject property, to be known as Valley Ridge Subdivision. In July of 1998, a Preliminary and Final Plat was approved subdividing 28 of the proposed lots located adjacent to E. 53rd Street. On October 16, 2000, a Preliminary Plat was approved to subdivide 42 additional lots located directly west of the previously platted property. On February 5, 2001, a Final Plat was approved for 21 of the lots located on the southern half of the property as shown on the Preliminary Plat. Final Plat approval for the remaining 21 lots has been continued until such time as the construction of a detention pond located directly north of the subject property has been completed. To date, that has not occurred.

The applicant has also submitted a Preliminary and Final Plat to subdivide the remaining 34 lots as previously identified on the Layout Plat for the Valley Ridge Subdivision. (See Preliminary and Final Plat #01PL016.)

STAFF REVIEW: During the review of the Preliminary and Final Plat request, staff identified issues that must be addressed in order for the project to go forward.

Road Design Plans: The Engineering Division has indicated that road construction plans for the extension of Pennington Street and Haakon Street must be submitted for review and approval. In particular, the road construction plans must show a temporary turnaround at the end of Haakon Street. Staff is recommending that the road construction plans be submitted prior to Planning Commission approval.

Detention Pond: As previously indicated, Preliminary and Final Plat #00PL089 was approved with the stipulation that prior to Final Plat approval of 21 of the proposed 42 lots, the construction of the detention pond located north of the property must be completed. To date, construction of the detention pond has not been completed. The Pennington County Highway Department has indicated that prior to Final Plat approval of any additional lots, the detention pond must be constructed. Staff is recommending that the detention pond be completed prior to City Council approval of the proposed Final Plat.

Subdivision Improvements: Prior to Final Plat approval, subdivision improvements as specified in Section 16.20.040 of the Rapid City Municipal Code must be completed or surety must be posted. Staff is recommending that all subdivision improvements be completed prior to City Council approval or that surety be posted.

Staff believes that the proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.