

STAFF REPORT

August 23, 2001

No. 01PL076 - Preliminary Plat

ITEM 11

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 01PL076 - Preliminary Plat
LEGAL DESCRIPTION	Lot 1, Block 1; Lots 1-13, Tract A & Outlot C, Block 2; Lots 1-12, Block 3; Lots 1-29 & Outlot B, Block 4; Lots 1-8, Block 5; Lots 1-3 & Outlot A, Block 6; Lots 1-13, Block 7 & Lots 1-27, Block 8, Northbrook Village Subdivision, located in the SE1/4 of the SE1/4 of Section 13, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 40.25 Acres
LOCATION	At the northwest corner of the intersection of Country Road and Nike Road
EXISTING ZONING	General Agriculture District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	Medium Density Residential District (City)
East:	General Agriculture District (County)
West:	General Agriculture District (County)
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

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

Engineering Division Recommendations:

1. Prior to City Council approval of the Preliminary Plat, revised engineering plans shall be submitted for review and approval;
2. Prior to City Council approval of the Final Plat, the applicant shall complete an agreement with the City for future upgrades to the sanitary sewer lift station;
3. Prior to City Council approval of the Final Plat, the applicant shall enter into an agreement for the purchase of the Outlots;

Fire Department Recommendations:

4. Prior to City Council approval of the Preliminary Plat, the applicant shall delineate an emergency temporary turnaround at the end of all streets;

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Transportation Planning Division Recommendations:

5. Prior to City Council approval of the Final Plat, the applicant shall provide non-access easements as identified on the red-lined engineering plans;

Emergency Service Communication Center Recommendations:

6. Prior to City Council approval of the Final Plat, the applicant shall submit alternative names for "Offensive Drive" and for the north/south segment of "Viking Drive"

Urban Planning Division Recommendations:

7. Prior to Final Plat approval by the City Council, all lots shall meet the width to length requirements of the Subdivision Regulations or a Subdivision Variance shall be obtained;
8. Prior to Final Plat approval by the City Council, the subject property shall be annexed into the City of Rapid City and shall be zoned Low Density Residential with a Planned Residential Development;
9. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid;
10. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted; and,

Air Quality Division Recommendations:

11. If more than one acre shall be disturbed by construction, an air quality permit shall be obtained prior to issuance of a grading permit.

GENERAL COMMENTS: The applicant is requesting Preliminary Plat approval as part of the proposed Northbrook Development. The property is located directly to the east of the Mallridge Subdivision at the northwest quadrant of the intersection of Country Road and Nike Road. The applicant is proposing a 106 lot residential subdivision. Associated annexation, rezoning, and Planned Residential Development requests have also been submitted for the subject property.

STAFF REVIEW: During the review of the Preliminary Plat, staff identified the following issues:

Engineering Plans - The property is located in the Box Elder Drainage Basin. No drainage plan has been adopted for this basin. To insure that no adverse impacts occur down stream, the applicant will need to keep all storm runoff flows to predeveloped conditions. This will require that on-site detention be provided. The applicant's drainage report did not take into account detention for the 2 and 10 year storm events. These storm events can cause as much problems down stream due to the increased frequency and often are classified as nuisance storms. The Engineering Staff is requesting that these storm flows be evaluated and detained to predevelopment conditions. There were a number of other corrections that need to be made to the plans but none should change the layout of the proposed lots. Staff is requesting that these changes be made prior to City Council approval of the Preliminary Plat.

Outlots - The applicant has identified three Outlots for the location of drainage

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improvements and one Outlot identified for utilities improvements. The utility Outlot is the location of the existing sanitary lift station. The applicant has indicated that they wish to deed these lots to the City for a minimal cost. The agreement for the transfer of these lots needs to be in place prior to Final Plat approval.

Street Names - The street names in the Mallridge Subdivision are currently all related to professional football teams. The applicant has provided street names that follow that theme. The Emergency Service Communication Center has objected to the name "Offensive Drive" because of the potential for the name to create problems in the future for the homeowners. Also, the north/south segment of "Viking Drive" needs to be changed. Viking Drive is an east/west street and utilizing the same name on the north/south segment would cause addressing problems. Prior to Final Plat approval, alternative street names must be provided for review and approval.

Sanitary Sewer - The Mallridge sanitary sewer lift station is located in the northwest corner of the property. When the lift station was recently upgraded, a connection fee was created to provide for the repayment of the upgrade. The applicant has provided documentation that the existing lift station configuration can handle the additional development. However, staff needs to evaluate the analysis provided by the applicant to the design criteria that was completed when the lift station was upgraded. If this area or intensity of development was not anticipated for the upgrades, an agreement will be needed to insure that this development pays its fair share of the cost of the lift station.