

STAFF REPORT
April 10, 2008

No. 08PL020 - Preliminary Plat

ITEM 10

GENERAL INFORMATION:

APPLICANT	Joe Muth for Doeck, L.L.C.
AGENT	Doug Sperlich for Sperlich Consulting, Inc.
PROPERTY OWNER	Doeck, LLC
REQUEST	No. 08PL020 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of the NW1/4 of the SW1/4, Section 13, a portion of the SW1/4 of the NW1/4, Section 13, a portion of the SE1/4 of the NE1/4, Section 14, and a portion of the NE1/4 of the SE1/4 Section 14, located in the NW1/4 of the SW1/4, and the SW1/4 of the NW1/4, Section 13, T2N, R7E, BHM, the SE1/4 of the NE1/4 and the NE1/4 of the SE1/4, Section 14, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 12 thru 13 of Block 4, Lots 1 thru 21 and Lots 33 thru 38 of Block 8, Lots 1 thru 5 of Block 9, Lots 1 thru 20 of Block 10, and Lot 1 of Block 11, Auburn Hills Subdivision, Sections 13 and 14, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 17.09 acres
LOCATION	At the western terminus of Cobalt Drive and north of Auburn Drive and Charmwood Drive
EXISTING ZONING	Low Density Residential District - No Use District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District (Planned Residential Development)
East:	Low Density Residential District - Medium Density Residential District
West:	No Use District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	2/8/2008
REVIEWED BY	Travis Tegethoff / Mary Bosworth

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RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by Planning Commission, water system plans prepared by a Registered Professional Engineer verifying the source and demonstrating that sufficient quantities for domestic and fire flows shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by City Council, the plat document shall be revised to show utility easements for the proposed utilities along Cobalt Drive;
3. Prior to Preliminary Plat approval by City Council, the plat document shall be revised to show utility easements for the proposed utilities along Auburn Drive;
4. Prior to Preliminary Plat approval by City Council, the plat document shall be revised to show utility easements for the proposed utilities along Misty Woods Drive;
5. Prior to Preliminary Plat approval by City Council, the plat document shall be revised to show utility easements for the proposed utilities and a temporary turnaround for the west end of Calla Drive;
6. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show "Misty Woods Lane" and revised road name shall be submitted for review and approval for "Calla Drive";
7. Prior to Preliminary Plat approval by the City Council, a cost estimate for the subdivision improvements shall be submitted for review and approval;
8. 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;
9. All International Fire Codes shall be continually met;
10. 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; and,
11. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

GENERAL COMMENTS: (Update: April 3, 2008. All revised and/or added text is shown in bold.) This item was continued to the April 10, 2008 Planning Commission meeting to allow the applicant to submit additional information.

The applicant has submitted a Preliminary Plat to create 55 residential lots as a part of the Auburn Hill Subdivision. The subject property is located between Cobalt Drive and Auburn Drive on the west side of Haines Avenue and is currently 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 plat document and construction plans and noted a few red line comments. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, all necessary changes be made to the plat document and construction plans as identified on the red lined drawings. In addition, the red lined drawings must be returned to the Growth Management Department.

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Cobalt Drive: Cobalt Drive 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. Currently, Cobalt Drive is constructed to the east property line of the property. The proposed plat will extend Cobalt Drive to the west end of the proposed development. The applicant's site plan identifies Cobalt Drive 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. The construction plans also indicate utilities being extended beyond the proposed right-of-way. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show utility easements for the proposed utilities.

Auburn Drive: Auburn Drive 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. Currently, Auburn Drive is constructed to the east property line of the property. The proposed plat will extend Auburn Drive to the west end of the proposed development. The applicant's site plan identifies Auburn Drive 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. The construction plans also indicate utilities being extended beyond the proposed right-of-way. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show utility easements for the proposed utilities.

Misty Woods Drive: Misty Woods Drive 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 Auburn Drive 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. The construction plans also indicate utilities being extended beyond the proposed right-of-way. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show utility easements for the proposed utilities.

Calla Drive: Calla Drive is classified as a lane/place street requiring that the street be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The applicant's site plan identifies Calla Drive as being constructed in a 49 foot wide right-of-way with 24 feet of pavement, curb, gutter, sidewalks, street light conduit, sewer and water. The construction plans also indicate utilities being extended beyond the proposed right-of-way. In addition, the west end of Calla Drive exceeds 150 feet requiring a temporary turnaround. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show utility easements for the proposed utilities and a temporary turnaround for the west end of Calla Drive.

Grading Plan: Staff noted that the grading plan did not include an erosion and sediment control plan. As such, prior to approval of the Preliminary Plat by the Planning Commission, a revised grading plan addressing erosion and sediment control shall be submitted for review and approval.

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On April 2, 2008 the applicant submitted revised grading and drainage information meeting all the requirements as identified.

Drainage Plan: Staff noted that no drainage information was submitted with the Preliminary Plat. As such, prior to Preliminary Plat approval by Planning Commission, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall include calculations demonstrating that developed flows from the site do not exceed pre-developed flows and street capacity or on-site detention shall be provided.

On April 2, 2008 the applicant submitted revised grading and drainage information meeting all the requirements as identified.

Water: Staff noted that no information on the water system was submitted with the Preliminary Plat. As such, prior to Preliminary Plat approval by Planning Commission, water system plans prepared by a Registered Professional Engineer verifying the source and demonstrating that sufficient quantities for domestic and fire flows shall be submitted for review and approval.

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.

Emergency Services Communication Center: The Emergency Services Communication Center has indicated that the plat document must be revised to show "Misty Woods Drive" as "Misty Woods Lane". In addition, a different name must be proposed for "Calla Drive". As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show "Misty Woods Lane" and revised road name shall be submitted for review and approval for "Calla Drive".

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

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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.