

STAFF REPORT
May 26, 2005

No. 05PL077 - Preliminary Plat

ITEM 53

GENERAL INFORMATION:

PETITIONER	Alliance of Architects for Plum Creek Development
REQUEST	No. 05PL077 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	NE1/4 SW1/4 of Section 16, T1N, R8E, less Plum Creek Subdivision and less right-of-way, Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1, 2 and 3 of Block 3, located in the NE1/4 of the SE1/4, Plum Creek Subdivision, Section 16, T1N, R8E, less Plum Creek Subdivision and less right-of-way, Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20.53 acres
LOCATION	At the intersection of Fieldstone Drive and Willowbend Road
EXISTING ZONING	Low Density Residential II District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential II District (Planned Residential Development)
South:	Low Density Residential II District (Planned Residential Development)
East:	Low Density Residential II District (Planned Residential Development)
West:	Low Density Residential II District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/29/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

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

1. An Exception is hereby granted to allow 232 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual;
2. Prior to Preliminary Plat approval by the City Council, a utility plan showing the location

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- of the existing private and public utilities as well as the service lines shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval;
 4. Upon submittal of a Final Plat application, the plat document shall be revised to show Fieldstone Drive located in a minimum 52 foot wide right-of-way;
 5. Upon submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along the first fifty feet of the corner lot; and,
 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.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide the subject property into three residential lots as a part of the Plum Creek Subdivision. The applicant has also submitted an Exception request to allow 232 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual.

On January 21, 2002, the City Council approved a Final Plat to create 37 residential lots as a part of Phase One of the Plum Creek Subdivision. In addition, the Final Plat included Willowbend right-of-way as it abuts the subject property.

On September 3, 2003, the City Council approved a Preliminary Plat to create 31 residential lots as Phase Two of the Plum Creek Subdivision, which included the subject property. However, a Final Plat was not submitted for review and approval within two years and, as such, the Preliminary Plat has expired.

On April 4, 2005, the City Council approved a Layout Plat to subdivide approximately 160 acres into 92 residential lots and four commercial lots to be known as Plum Creek Subdivision, Phase II, which included the subject property.

On April 18, 2005, the City Council approved an Exception to allow four lots to be platted within the Plum Creek Subdivision. In addition, the City Council approved lifting a previously designated Study Area from the Plum Creek Subdivision and the Elks Country Estates Subdivision.

STAFF REVIEW:

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

Forty Unit Rule: On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". Currently, Jolly Lane serves as exclusive access to Elks Country Estates as well as Plum Creek Subdivision located directly west of the subject property. South Valley Drive previously served as a second access street into the development and Plum Creek. However, the street connection was terminated to allow for the construction of the Southeast Connector. The proposed Layout Plat will result in a total of 232 lots with one point as access. As such, the

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applicant is requesting an Exception to allow Jolly Lane to serve as access to 232 dwelling units on a temporary basis.

As previously indicated, on April 4, 2005, the City Council approved a Layout Plat for this phase of Plum Creek with the stipulation that prior to Final Plat application, a contract be awarded for the construction of a street connection to the Southeast Connector and surety posted for the improvement. However, on April 18, 2005, the City Council approved an Exception to allow platting four lots, which included the subject property, within the previously designated study area. In addition, the City Council indicated support of an Exception to allow the four additional lots with one point of access. As such, staff is recommending that the Exception to allow 232 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual be granted.

The applicant should be aware that any subsequent platting within Plum Creek will require an additional Exception be obtained to allow more than 40 dwelling units with one point of access as per the Street Design Criteria Manual. In addition, the City Council has indicated that the road connection issue must be addressed as identified above prior to any additional platting beyond the four lots. (A copy of the City Council meeting minutes have been attached for your review.)

Subdivision Improvements: Currently, property corner monuments have not been installed. In addition, street signage is needed at the end of Fieldstone Drive. Staff has also noted that the constructed sidewalk curb ramp along Willowbend Road was not constructed in compliance with City standards and, as such, has never been accepted by the City. Staff is recommending that the sidewalk curb ramp be re-constructed in compliance with City standards and that property corner monuments and signage be installed as identified or surety posted for the improvements.

Utilities: A review of the records from City Utility Maintenance indicates variations from the locations shown on the approved plans and the actual location of utilities on the site. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a utility plan showing the location of the existing private and public utilities as well as the service lines be submitted for review and approval.

Lot Configuration: The Subdivision Regulations state that side lot lines shall be substantially at right angles to streets. The proposed Preliminary Plat identifies the interior side lot lines at significantly off-set angles to the street. As such, staff suggests that the plat document be revised to provide side lot lines with right angles to the streets.

In addition, staff has noted that a drainage easement is located on an unplatted balance located adjacent to Lot 1. Due to the drainage easement and the size of the unplatted balance, any future platting within this area will create a lot with a limited building area. Staff is suggesting that the applicant consider incorporating the buildable area of the unplatted balance into the subject property.

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