

STAFF REPORT

July 13, 2000

PLAT #00PL065 - Final Plat

ITEM 11

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Gordon Howie
REQUEST	PLAT #00PL065 - Final Plat
LEGAL DESCRIPTION	Lots 1 through 11 of Block 12; Lots 1 through 14 of Block 14; and Lots 1 through 6 of Block 15 - all of Trailwood Village (formerly a portion of Tract T of Trailwood Village) located in the SE1/4 of the SE1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.6 Acres
LOCATION	At the intersection of East 53rd Street and Mercury Drive
EXISTING ZONING	Planned Unit Development (County)
SURROUNDING ZONING	
North:	Planned Unit Development (County)
South:	Planned Unit Development (County)
East:	Planned Unit Development (County)
West:	Planned Unit Development (County)
PUBLIC UTILITIES	Rapid Valley Sewer District Rapid Valley Water District
REPORT BY	Bill Lass

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

Engineering Division Recommendations:

1. Prior to City Council approval of the Final Plat, the petitioner shall have submitted for approval the Subdivision Improvements Cost Estimate form;
2. Prior to City Council approval of the Final Plat, the petitioner shall have paid the required subdivision inspection fees and posted financial surety for any incomplete subdivision improvements;
3. Prior to City Council approval of the Final Plat, the petitioner shall submit revised information for the street pavement design, subject to review and approval of the Engineering Division;
4. Prior to City Council approval of the Final Plat, the petitioner shall revise the plat to reflect all required Major Drainage Easements, subject to review and approval of the Engineering Division;

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5. Prior to City Council approval of the Final Plat, the plat shall be revised to indicate the lowest opening elevation for all buildings on each lot along the drainage ditch and along East 53rd Street;
6. Prior to City Council approval of the Final Plat, a note shall be placed upon the plat which states that the lowest opening of all structures must be at least two feet above the top of the main ditch along the south side of the subdivision, and at least two feet above the top of the roadway ditch along Reservoir Road;

Fire Department Recommendations:

7. Temporary emergency vehicle turn-arounds meeting Fire Department specifications must be constructed at the end of all dead-end streets and must be constructed prior to issuance of any building permits for adjacent properties;
8. Prior to issuance of any building permits for this development, the petitioner shall have installed the required street signs and temporary addresses shall be posted on lots involving construction work;

Pennington County Emergency Services Dispatch Coordinator Recommendations:

9. Prior to City Council approval of the Final Plat, the plat shall be revised to show a different street name for "James Court," subject to review and approval of the dispatch center;

Pennington County Highway Department Recommendations:

10. Prior to City Council approval of the Final Plat, the plat shall be revised to specifically show the dedication of seventeen feet (17') of right-of-way along East 53rd Street; and,

Urban Planning Division Recommendations:

11. Prior to City Council approval of the Final Plat, the note pertaining to required building setbacks shall be removed from the plat.

GENERAL COMMENTS: This Final Plat has been submitted to plat thirty-two residential lots within the Trailwood Village Planned Unit Development. Trailwood Village is located within Rapid City's three-mile platting area. Access to the subject property will be provided via Mercury Drive which will connect with East 53rd Street. Two short cul de sac roadways – James Court and Shad Street will connect with Mercury Drive. The Trailwood Planned Unit Development was approved by Pennington County in 1976 and was revised in 1992 and again in 1997. The property is located north of Longview Drive and west of Reservoir Road. It is zoned Suburban Residential/Planned Unit Development by Pennington County. A Preliminary Plat was approved by the City for these thirty-two lots on April 3, 2000.

The proposed plat also identifies a future well lot at the southeast corner of the subdivision. This proposed well lot is not part of the current platting request as it is currently located on land owned by the County. According to the petitioner's agent, once the petitioner has dedicated right-of-way for East 53rd Street as part of this plat, the County will deed the well lot land to the petitioner who will then plat this lot through the City.

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STAFF REVIEW: Staff has reviewed this proposed Final Plat and has noted that most requirements have been addressed by the petitioner as part of the Preliminary Plat. However, there are several issues that must still be resolved. The most significant of these remaining issues are as follows. A complete compilation of all remaining requirements is included in the Staff Recommendation portion of this Staff Report.

Engineering Issues: Although addressed already as part of the Preliminary Plat, the Engineering Division has now noted that revised street pavement design information is needed from the petitioner due to unforeseen ground water problems in the area. The Engineering Division has also noted that one of the existing drainage easements shown on the plat must be labeled as a Major Drainage Easement.

Fire Department Concerns: As required as part of the Preliminary Plat approval, the Fire Department is recommending that the emergency vehicle turn-arounds be constructed at the end of the two dead-end streets prior to issuance of any county building permits for adjacent lots. Furthermore, the Fire Department is recommending that all street signs and address numbers be installed prior to issuance of building permits.

Street Name: The Emergency Services Dispatch (911) Center has indicated that the proposed street name "James Court" is not acceptable as there are similar street names already in existence. Prior to Final Plat approval by the City Council a new street name must be shown on the plat. This new name must be reviewed and approved by the dispatch center.

Right-of-Way Dedication: One of the stipulations of the Preliminary Plat was that seventeen feet of additional right-of-way must be dedicated along East 53rd Street. This right-of-way is shown on the current plat but the width of the additional right-of-way is not shown. In order to clearly identify how much right-of-way is being dedicated, Staff is recommending that the width of the right-of-way being dedicated be identified on the plat.

Drainage Issues: A stipulation of the Preliminary Plat approval was that a note shall be placed upon the plat stating that the lowest opening of all structures must be at least two feet above the top of the main ditch along the south side of the subdivision, and at least two feet above the top of the roadway ditch along Reservoir Road. This note has not yet been added to the plat. Furthermore, the Engineering Division has noted that the actual lowest opening elevation for these lots must be identified on the plat.

Lot Size: The Pennington County Planning Department has reviewed and approved this proposed Final Plat. Although all lots apparently comply with the applicable Zoning Ordinance requirements, the County Planning Staff has pointed out that Lot 10 of Block 14 is quite small. The lot is located at the intersection of two streets thereby resulting in two front yard setbacks. The location of a structure on the lot could be somewhat problematic depending upon the specific house plan proposed at the time of development. Staff is not recommending any

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changes to the plat for this lot as it complies with the minimum requirements of the Code. Rather, Staff has pointed out this issue for the petitioner's consideration. Should the petitioner wish to revise the plat to enlarge this lot, he will need to submit a revised plat to Staff prior to the July 13 Planning Commission meeting so Staff can inform the Planning Commission of the change.

Staff has reviewed this proposed Final Plat and has found it to be in general compliance with all applicable regulations assuming compliance with the noted stipulations.