

STAFF REPORT

October 26, 2000

PLAT #00PL104 - Layout Plat

ITEM 30

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Dean Kelly Construction
REQUEST	PLAT #00PL104 - Layout Plat
LEGAL DESCRIPTION	Lots 1 through 10 of Sunshine Hills Subdivision, Section 21, T1N, R7E, Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 17.44 Acres
LOCATION	West of Sheridan Lake Road and north of Wildwood Subdivision
EXISTING ZONING	Low Density Residential District (PRD)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District (PRD)-General Commercial District (PDD)
West:	Low Density Residential District
PUBLIC UTILITIES	City Water and Sewer to be extended
REPORT BY	Blaise Emerson

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the Planning Commission, complete engineering plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval;

Fire Department Recommendations:

2. A residential style turnaround shall be constructed on proposed Lots 8, 9, and 10. Prior to Final Plat approval, a note shall be placed on the plat stating these lots require a residential style turnaround to be reviewed and approved by the Rapid City Fire Department;
3. A fire hydrant shall be located within five hundred feet of any structure located on Lot 9 and 10 or a residential sprinkler system shall be required in any dwelling units constructed on Lots 9 and 10;

STAFF REPORT

October 26, 2000

PLAT #00PL104 - Layout Plat

ITEM 30

4. The minimum width for any driveway shall be twelve feet;

Air Quality Recommendations:

5. Prior to any construction, an air quality permit shall be obtained;

Transportation Planning Division Recommendations:

6. Prior to Final Plat approval, an additional eleven feet of right shall be dedicated along Sheridan Lake Road;
7. A non-access easement shall be retained along the Sheridan Lake Road frontage except for street intersection;

Urban Planning Division Recommendations:

8. Access to proposed Lots 9 and 10 shall be constructed as a twenty foot paved section to the west boundary of proposed Lot 8 and individual driveways shall be extending to each lot from that point;
9. Lot 10 shall be revised to exclude the long flagpole configuration. The lot shall not extend past the boundary of proposed Lot 7;
10. Prior to Preliminary Plat approval, a Final Development Plan shall be submitted for review and approval by the City Council;
11. Prior to Preliminary Plat approval, construction plans for the extension of Sunshine Trail to the point where it exceeds 12 percent grade shall be submitted for review and approval;
12. Prior to Final Plat approval, a minimum of 52 feet of right-of-way shall be dedicated for Sunshine Trail and the proposed cul-de-sac;
13. 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; and,
14. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: The petitioner is proposing to revise the previously approved Layout Plat. The original Layout Plat had a second street intersection with Sheridan Lake Road (see attached graphic). Since approval of that Layout Plat, the development of the property on the east side of Sheridan Lake Road has been submitted for review and approval (Bendt Plaza development). The access point for the Bendt Plaza Development onto Sheridan Lake Road was constrained by the major drainage that crosses Sheridan Lake Road on the south side of the subject property. The location of that intersection and the southern intersection of this project would have resulted in an off-set intersection which could have posed a traffic hazard. Staff has worked with the developer of the subject property on an alternative development scheme that eliminated the southern street intersection while allowing the applicant to retain the majority of the original plan approved for the property. The project consists of townhomes to be located along Sheridan Lake Road and single family detached residences located on the western portion of the property.

STAFF REPORT

October 26, 2000

PLAT #00PL104 - Layout Plat

ITEM 30

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to enable the subdivider to save time and expense in reaching general agreement with the Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail that is provided. All specific details of the subdivision may not be addressed at the Layout Plat but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulation will need to be met in the Preliminary and Final Plat. Any waiver from the City code or the Street Design Criteria Manual will require a formal variance request or a special exemption from the Street Criteria Manual, whichever is applicable.

STAFF REVIEW: Staff has reviewed the Layout Plat has noted the following considerations:

Subdivision Infrastructure Improvements - The applicant is proposing to improve Sunshine Trail to a local street standard. The Layout Plat indicates that these improvements will end at the intersection of the proposed east/west intersection. The Subdivision Regulations require that the all adjacent right-of-way be constructed when the property is platted. This requires the applicant to construct the remaining portion of Sunshine Trail. However, based on previous reviews of this property, Sunshine Trail on the west end exceeds 12 percent grades which are not allowed pursuant to the provisions of the Street Design Criteria Manual. Staff is recommending that Sunshine Trail be constructed to the point where it exceeds 12 percent grade.

The applicant has identified a long flagpole configuration for Lots 9 and 10. Two separate driveways would be constructed for both lots. The flagpole portions of the lots are located on the south side of a knoll that separates the east portion of the property from the west. There is a narrow space where access can be provided to the western portion of the property. To insure adequate emergency access to the two lots, Staff is requesting that the access to the two lots be shared. Staff is recommending that access to Lots 9 and 10 are a shared access easement that will extend west to the western lot line of Lot 8. The access easement would need to be constructed to a twenty foot wide pavement section. This street section would meet minimum Street Design Criteria and Fire Code criteria for a shared access. Separate driveways can be constructed to the individual residences from this point west.

The Fire Department has commented that an emergency turnaround at the end of this shared access easement would not be necessary because the lot configuration would require long driveways. However, they are recommending that both lots have individual residential style turnarounds incorporated into of the lot development. The Fire Department has established minimum standards for this type of turnaround that can be incorporated into the driveway configuration. Staff is recommending that a note be placed on the plat stating that residential style turnarounds shall be constructed in accordance with plans approved by the Rapid City Fire Department for these lots.

STAFF REPORT

October 26, 2000

PLAT #00PL104 - Layout Plat

ITEM 30

The Fire Department has also commented that a fire hydrant will need to be installed within five hundred feet of any residence on Lots 9 and 10. However, this requirement may be waived if residential sprinkler systems are installed in the dwelling units. The Fire Department has recommended the installation of residential sprinkler systems as the preferred option.

Lot Configuration - As identified earlier, the applicant is proposing a flagpole configuration for two of the lots. Staff has identified concerns with access to these lots and is requesting that the lots be reconfigured. Staff is recommending that Lot 10 be reconfigured to eliminate the flagpole portion of the lot. The elimination of the flagpole configuration will result in the lot not having any frontage on a public street. The Low Density Residential Zoning District requires a minimum of twenty-five feet of frontage on a public street. The frontage requirement can be modified through the Planned Residential Development approval process. Staff supports this modification. The long extensive flagpole creates maintenance issues and does not provide additional area for light, air or open space for the lot. Also, the terrain isolates this lot from the remaining portion of the property.

Right-of-way - Sheridan Lake Road is identified as an arterial road on the Major Street Plan requiring a minimum 100 foot wide right-of-way. Currently, Sheridan Lake Road has a 78 foot right-of-way width, 22 feet short of the minimum requirement for an arterial street. Staff is recommending that an additional eleven feet of right-of-way be dedicated along the frontage of Sheridan Lake Road. The remaining eleven feet of right-of-way will be obtained from the adjoining property on the east side of Sheridan Lake Road at such time as the property is platted and/or replatted.

Planned Residential Development - There is an approved Initial Development Plan for the Planned Residential Development. The applicant must submit a Major Amendment to the existing Planned Residential Development prior to approval of the Preliminary Plat for the new lot configuration. The Major Amendment can be submitted in conjunction with the Preliminary Plat.