

STAFF REPORT

January 4, 2001

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**PLAT #00PL108 - Lot Split**

**ITEM 11**

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GENERAL INFORMATION:

|                    |   |
|--------------------|---|
| PETITIONER         | Fisk Engineering for Sun-Rise Construction  |
| REQUEST            | <b>PLAT #00PL108 - Lot Split</b>  |
| LEGAL DESCRIPTION  | Lot 5 Revised of Sandstone Ridge Subdivision and Lot 26-R1 Revised of Fairway Hills P.R.D., formerly all of Lot 5 of Sandstone Ridge Subdivision and all of Lot 26-R1 of Fairways Hills P.R.D. located in the SE1/4 NW1/4 of Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE     | Approximately 2.31 Acres  |
| LOCATION           | At the intersection of Sheridan Lake Road and Holiday Lane  |
| EXISTING ZONING    | Medium Density Residential District (PRD)   |
| SURROUNDING ZONING |   |
| North:             | Medium Density Residential District (PRD)   |
| South:             | Medium Density Residential District (PRD)   |
| East:              | Medium Density Residential District (PRD)   |
| West:              | Park Forest District  |
| PUBLIC UTILITIES   | To be extended  |
| REPORT BY          | Vicki L. Fisher   |

**RECOMMENDATION:** Staff recommends that the Lot Split be approved with the following stipulations:

**Engineering Division Recommendations:**

1. Prior to City Council approval, the plat shall be revised to show the utility easement located along Sheridan Lake Road as an "Existing Utility Easement";

**Transportation Planning Division Recommendations:**

2. Prior to City Council approval, the plat shall be revised to show a non-access easement along Sheridan Lake Road and the first fifty (50) feet of Holiday Lane; and,

**Urban Planning Division Recommendations:**

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- 3. Prior to City Council approval, all of the affected utility companies shall indicate in writing that they support the vacation of the utility easement or the plat shall be revised to show the utility easement located along the north lot line of Lot 26R-1.**

GENERAL COMMENTS: **This item was continued at the November 9, 2000, the November 22, 2000 and the December 4, 2000 Planning Commission meeting to allow the applicant to submit additional information. This Staff Report has been revised as of 12/12/00. All revised or added text is shown in bold print.** The applicant has submitted a Lot Split request to reconfigure two lots identified as Lot 5 of Sandstone Ridge Subdivision and Lot 26R-1 of the Fairway Hills PRD Subdivision. The reconfiguration of the two existing lots will result in the common lot line being shifted slightly to the west, increasing the size of Lot 5 by approximately .10 acres.

In 1976, the Fairway Hills Planned Residential Development was approved to allow a combination of single family residential, townhomes, commercial and office park uses on approximately 78 acres located east and southeast of the Arrowhead Golf Course Complex on the east side of Sheridan Lake Road. The subject property is located within the area identified as office park use(s). In 1998, a Major Amendment to the Planned Residential Development was approved to allow a 113 suite retirement residence to be located north of the subject property across Holiday Lane. The Major Amendment also identified a 25,000 square foot office complex and a detention pond to be constructed on proposed Lot 5R as identified on this plat.

As a companion item to the proposed plat, the applicant has submitted a Major Amendment to the Planned Residential Development to reduce the previously established side yard setback from 30 feet to 15 feet for the proposed office complex. The applicant has indicated that the proposed 25,000 square foot office complex will be shifted to the southeast corner of the property in order to improve the parking lot layout and to maximize the distance between the proposed office commercial use and the existing residential development located east of the subject property.

Currently, proposed Lot 5R is void of any structural development. A single family residence is located on proposed Lot 26R-1 Revised. The proposed Lot Split will not result in the encroachment of the existing residence into the required setbacks.

STAFF REVIEW: Staff has reviewed the Lot Split and has noted the following considerations:

Sidewalks: Section 12.16.080 of the Rapid City Municipal Code states that sidewalks are not required "... when the lot has a frontage in excess of two hundred feet per dwelling unit located on the lot; however, if such lot abuts or is adjacent to a lot with existing sidewalk, this exception shall not apply". An eight foot wide sidewalk is located on the subject property adjacent to Sheridan Lake Road. Currently, there is no sidewalk constructed along the south side of Holiday Lane adjacent to the subject property. However, the lot frontage along Holiday

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Lane is in excess of 200 feet. Thus, sidewalks are not required as a condition of the proposed Lot Split along Holiday Lane. **As a condition of approval of the associated Major Amendment to a Planned Residential Development, staff is recommending that a sidewalk be constructed along the first 144 feet of Holiday Lane as it extends east from Sheridan Lake Road to the driveway entrance to the development.** Currently, a four foot wide sidewalk is located on the north side of Holiday Lane across from the subject property. Constructing a sidewalk adjacent to the subject property on the specified portion of Holiday Lane will serve to accommodate pedestrian traffic generated by the retirement residence and the residential development located on adjacent properties as well as any pedestrian traffic generated by the proposed office use to be located on the subject property.

Drainage: The Engineering Division has indicated that volume calculations must be provided for the constructed detention pond to show that volume and flow characteristics meet requirements of the FMG, Inc. drainage study assumptions. **The Engineering Division has indicated that the volume calculations have been submitted. The Engineering Division has also indicated that the information meets with their review and approval.** In addition the Engineering Division has indicated that the plat must be revised to show the note on the plat as a "Utility and Drainage Easements" and that the 20 foot wide drainage easement be shown as a "20 foot wide Major Drainage Easement".

The Engineering Division has also indicated that Arrowhead Drainage Basin Fees apply to the development of the property and must be paid prior to issuance of a building permit.

Non-access Easement(s): The Transportation Planning Division has indicated that the plat must be revised to show a non-access easement along Sheridan Lake Road and the first fifty (50) feet of Holiday Lane. The site plan submitted with the proposed Major Amendment to the Planned Residential Development indicates that access to the property will be via Holiday Lane. Identifying a non-access easement along Sheridan Lake Road and the first fifty feet of Holiday Lane should not conflict with the proposed development of the subject property. **Staff is recommending that the plat be revised to show the non-access easement as a condition of Final Plat approval.**

Utility Easement: A utility easement located along the north lot line of Lot 26R-1 is being vacated as part of the proposed plat. The applicant has requested that the affected utility companies submit in writing a response to the Planning Department indicating whether or not they support the proposed vacation of the utility easement. To date, staff has received comments from one of the four utility companies. **Prior to Final Plat approval, all of the affected utility companies must indicate that they support the vacation of the utility easement or the plat must be revised to show the existing utility easement.**

**This item has been continued several times to allow the proposed plat to be heard in conjunction with the Major Amendment to a Planned Residential Development to reduce the side yard setback from 30 feet to 15 feet.** During the review of the Major

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Amendment to the Planned Residential Development request, staff identified a number of concerns that must be addressed in order for the project to go forward. In particular, staff identified that the parking lot is in excess of 150 feet in length requiring that a hammerhead turnaround be installed to insure emergency vehicle access to all parts of the building. Reconfiguring the parking lot to incorporate an emergency vehicle turnaround may result in the relocation of the proposed structure. As such, the applicant has indicated that the property may be developed as previously approved in the initial Major Amendment to the Planned Residential Development. This may preclude the need to replat the property as identified on the proposed Lot Split. **The applicant has submitted a revised site plan identifying a hammerhead turnaround at the entrance to the parking garage. The Fire Department has reviewed and approved the proposed location and design of the hammerhead turnaround.**

**Staff believes that this proposed plat generally complies with all applicable zoning and subdivision regulations assuring compliance with the stated stipulations.**