

# STAFF REPORT

January 4, 2001

---

**PLAT #00PL115 - Preliminary and Final Plat**

**ITEM 15**

---

GENERAL INFORMATION:

PETITIONER	Dream Design for Stoney Creek Inc.
REQUEST	<b>PLAT #00PL115 - Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Lot 1 of Autumn Hills Plaza Subdivision located in the SW1/4 of the NW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.734 Acres
LOCATION	At the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	Low Density Residential District (PDD)
SURROUNDING ZONING	
North:	Low Density Residential District (PRD)
South:	General Commercial District (PDD)
East:	Low Density Residential District (PDD)
West:	Low Density Residential District (PRD)
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be continued to the January 25, 2001 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat to create ten townhome lots. On February 21, 2000, the City Council approved Layout Plat #99PL142 to subdivide the subject property and an adjacent 22.44 acres to allow for approximately 13 acres of commercial development and 15 acres of residential development. On September 18, 2000, the City Council approved Preliminary and Final Plat #00PL060 to create four commercial lots located directly south of the subject property. On November 6, 2000, the City Council approved Layout Plat #00PL103 to subdivide the property as identified on this Preliminary and Final Plat. On November 6, 2000, the City Council also approved a Rezoning request to rezone portion of the subject property from General Commercial District to Low Density Residential District with a Planned Development Designation.

# STAFF REPORT

January 4, 2001

---

**PLAT #00PL115 - Preliminary and Final Plat**

**ITEM 15**

---

The property is located approximately 1,050 feet north of the intersection of Catron Boulevard and Sheridan Lake Road on the east side of Sheridan Lake Road and is currently void of any structural development.

The Preliminary and Final Plat request is a companion item to an Initial and Final Planned Residential Development request. (See companion item #00PD058.) The applicant has also submitted a Subdivision Regulations Variance request to waive the requirement for curb and gutter and to allow thickened edge sidewalk on one side of the street. (See companion item 00SV028.)

STAFF REVIEW: During the review of the Preliminary and Final Plat request, staff identified a number of concerns that must be addressed in order for the project to go forward. (The proposed Preliminary and Final Plat was continued at the December 7, 2000 Planning Commission meeting at the applicant's request.)

Zoning: As previously indicated the property was recently rezoned from General Commercial District to Low Density Residential District with a Planned Unit Development Designation. In addition, the applicant has submitted an Initial and Final Planned Residential Development request to allow the townhome use in the Low Density Residential District. Prior to Final Plat approval, the Initial and Final Residential Development Plan must be approved.

Drainage: Layout Plat #00PL103 was approved with the stipulation that ... "Upon submittal of the Preliminary Plat, a complete drainage plan per the Arrowhead Drainage Basin Plans shall be submitted for review and approval. In particular, a plan shall be submitted identifying on-site drainage and drainage from the major channels located west and south of the subject property". To date, this information has not been submitted. Prior to the project going forward, the Engineering Division has indicated that a complete drainage plan must be submitted for review and approval.

During the review of the Subdivision Regulations Variance request to waive the requirement for curb and gutter and to allow a thickened edge sidewalk on one side of the street, staff identified that a drainage plan must be submitted in order to determine the viability of the proposed sidewalk design. As such, staff is recommending that a complete drainage plan be submitted for review and approval prior to any part of this project going forward.

Access: The applicant has indicated that Autumn Hills Place, a 26 foot wide public access easement with an approximate 20 foot wide paved surface, will be extended from the adjacent property located directly north of the subject property to serve as legal access to the proposed lot. In addition, the plat identifies that a portion of Autumn Hills Place located on the adjacent property will be constructed outside of the existing 26 foot wide easement in order to accommodate topographic concerns relative to the site. The Street Design Criteria Manual states that a private street and/or easement shall not be allowed to provide the principal

## STAFF REPORT

January 4, 2001

---

**PLAT #00PL115 - Preliminary and Final Plat**

**ITEM 15**

---

means of access to more than four tracts, parcels or lots of any size. Including the proposed plat, Autumn Hills Place will serve as access to fourteen townhome lots. Upon approval of Layout Plat 00PL103, a Special Exception was granted to allow the easement to serve as the principal means of access to more than four lots. The Engineering Division indicated that due to the substandard condition on that portion of Autumn Hills Place currently constructed on the adjacent property, allowing the road as an easement may be in the best interest of the City. This alleviates the requirement that City crews maintain the road. However, a maintenance agreement must be established between the adjacent property owner(s) and the subject property owner to insure that Autumn Hills Place is maintained in a safe and accessible condition.

In addition, the plat must be revised to include that portion of the road located on Outlot K directly north of the subject property or a miscellaneous document must be recorded at the Register of Deed's Office identifying a 26 foot wide public access easement on Outlot K as shown on the applicant's site plan. The Engineering Division has also indicated that complete road design plans must be submitted for review and approval prior to Preliminary Plat approval.

Fire Department Concerns: The Fire Department has indicated that no on-street parking is allowed in the cul-de-sac to insure Fire Department access to the subject property. Staff is recommending that signs be posted in the cul-de-sac to preclude on-street parking as a condition of the Initial and Final Residential Development Plan. In addition, staff is recommending that a note be placed on the plat stating that on-street parking is precluded within the cul-de-sac.

Maintenance Easement: A note must be placed on the plat identifying that the townhome lots have a six foot exterior maintenance easement on either side of the common lot line, exclusive of the building area, to provide adequate room for maintenance, repair and alterations. Staff is recommending that the plat be revised as identified prior to Final Plat approval.

Labeling Revisions: The Engineering Division has indicated that the plat must be revised to show witness corners. In addition, the 11 foot of additional right-of-way being dedicated along Sheridan Lake Road must read "Dedicated right-of-way this plat". It also appears that a 10 foot wide utility easement is being proposed along Autumn Hills Place. However, the plat does not label this area as such. Prior to Final Plat approval, the plat must be revised as identified.

Street Name: The Emergency Services Communication Center has indicated that Autumn Hills Place, as identified on the plat, must be renamed Autumn Place in order to maintain road name consistency with the existing road name.

STAFF REPORT

January 4, 2001

---

**PLAT #00PL115 - Preliminary and Final Plat**

**ITEM 15**

---

Submittal Deadline: Staff is recommending that the Preliminary and Final Plat be continued to the January 25, 2001 Planning Commission meeting to allow the applicant additional time to submit the information as identified. In order to be considered at the January 25, 2001 Planning Commission meeting, the information must be submitted by January 5, 2001.