

STAFF REPORT

January 25, 2001

PLAT #00PL129 - Preliminary and Final Plat

ITEM 17

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	PLAT #00PL129 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 1A-4B, Block 1; Lots 1-3, Block 2; Lots 1-23, Block 3; Lots 1-4, Block 4; and Lot 1, Block 5, located in the SW1/4 of the NW1/4, and the NW1/4 of the SW1/4 and the SE1/4 of the SW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 22.562 Acres
LOCATION	North of the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	General Commercial District (PDD)
SURROUNDING ZONING	
North:	Low Density Residential District (PDD)
South:	General Commercial District (PDD)
East:	Low Density Residential District (PDD)
West:	General Commercial District (PDD)
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be continued to the **February 8**, 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 a 38 lot residential development with one 7.54 acre commercial lot. On February 21, 2000, the City Council approved Layout Plat #99PL142 to subdivide approximately 29 acres, including the subject property, to allow for approximately 13 acres of commercial development and 16 acres of residential development. On September 18, 2000, the City Council approved Preliminary and Final Plat #00PL060 to create four commercial lots located directly west of the subject property. Preliminary and Final Plat #00PL115 is currently being reviewed to allow for ten townhome lots to be constructed northwest of the subject property along Sheridan Lake Road.

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Earlier this year, an Initial Development Plan was approved to allow commercial and residential development on the subject property. The applicant has indicated that approximately 100 feet of the northern portion of the previously identified commercial area will be incorporated into the residential development. As such, the applicant has also submitted a request to rezone this portion of the subject property from General Commercial to Low Density Residential District. (See companion item #00RZ057.)

The property is located approximately 400 feet east of the intersection of Catron Boulevard and Sheridan Lake Road on the north side of Catron Boulevard and is currently void of any structural development.

STAFF REVIEW: This item was continued at the January 4, 2001 Planning Commission meeting to allow the applicant to submit additional information. This Staff Report has been revised as of 1/12/01. All reviewed or added text is shown in bold print. 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.

Zoning Designation: A portion of the subject property is currently zoned General Commercial District with the balance being zoned Low Density Residential District. As previously indicated, an Initial Development Plan has been approved to allow for commercial and residential development on the property. The plat identifies eight townhome lots to be located directly north of the commercial lot. Prior to Final Plat approval, a Final Development Plan must be approved to allow the townhome use in the Low Density Residential District or the plat must be revised to show the townhome lots as single family residential lots. **To date, the applicant has not submitted a Final Development Plan nor has the plat been revised to show the townhome lots as single family residential lots.**

In addition, the Initial Development Plan was approved contingent upon a portion of the subject property being rezoned from General Commercial District to Low Density Residential District and that an amendment to the Future Land Use Plan for the Southwest Connector area be approved prior to approval of the Final Development Plan or the Final Plat. As previously indicated, the applicant has submitted a request to rezone approximately .526 acres located directly north of the proposed commercial lot from General Commercial District to Low Density Residential District in order to construct townhomes on the property. To date, an Amendment to the Southwest Connector Future Land Use Plan has not been submitted to change the future land use designation from General Commercial with a Planned Commercial Development to a Planned Residential Development with a maximum density of 4.8 dwelling units per acre. Prior to Final Plat approval, the rezoning request must be approved and the Future Land Use Plan must be amended as identified. **On December 29, 2000, the applicant submitted a Comprehensive Plan Amendment to amend the Southwest Connector Future Land Use Plan as identified. The Planning Commission will review the Comprehensive Plan Amendment and the Rezoning Request at the January 25, 2001 Planning Commission meeting.**

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Utility Easement: A note on the plat states that "an 8 foot utility and minor drainage easement is located on all side and rear lot lines, unless otherwise shown". The Subdivision Regulations state that "...any drainage easement on a subdivision plat shall be kept free of all obstructions including but not limited to buildings, walls, fences, hedges,.....". As such, the plat must be revised to eliminate the utility and minor drainage easement from the common lot line on the proposed townhome lots.

In addition, 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. **To date, a revised plat has not been submitted for review and approval.**

Non-access Easement: The property is bordered on the south by Catron Boulevard. The plat identifies that access to the proposed lots will be served via interior roads with the exception of Lot 1, Block 4. Due to the location of a drainage easement along the northern portion of Lot 1, the buildable area of the lot, located in the southeast corner, will be accessed off of Catron Boulevard. The Engineering Division has indicated that the City will eventually acquire this portion of Lot 1 to be used as a well/booster station lot with the applicant's concurrence. As such, this area of Lot 1 must be identified as a separate lot (Lot 4 of Block 4) in order to transfer ownership upon Final Plat approval. In addition, the Engineering Division is requesting that a non-access easement be located along Catron Boulevard with the exception of an approved approach location to the well/booster station lot. The non-access easement will serve to insure the operational efficiency and safety along Catron Boulevard. The Engineering Division is also requesting that a non-access easement be located along the east side of Stoney Creek Street and the first fifty feet of Autumn Court, Spring Court and Bendt Drive as they extend east off of Stoney Creek Street. This will limit access points along Stoney Creek Street and insure a minimum distance between the intersection of the three streets with Stoney Creek Street and any future approach(s) onto the proposed lots. In addition, a non-access easement must be located along the west side of Stoney Creek Street with the exception of the approved approach location to the proposed commercial lot. As such, staff is recommending that the applicant identify the proposed approach location to the commercial lot for review and approval and that the plat be revised to show the non-access easements as identified prior to Final Plat approval. **To date, the approach location(s) to the commercial lot has not been identified and a revised plat showing the non-access easement has not been submitted for review and approval.**

Drainage: Layout Plat #99PL142 was approved with the stipulation that ... "prior to Preliminary plat approval, a drainage design plan which provides detention (either on-site or off-site) for flows in excess of those upon which the Arrowhead Drainage Basin Plan is based shall be provided for review and approval". **On January 9, 2001, staff met with the applicant and apologized for failing to review a drainage plan submitted by the applicant on December 8, 2000. The Engineering Division is currently reviewing the drainage plan and will notify the applicant of any necessary revisions at the earliest possible time.**

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In addition, the Engineering Division has indicated that the scale of the grading plan, 1" = 60', is difficult to read. A grading plan at a 1" = 20' scale must be submitted for review and approval. The grading plan must be coordinated with the City's Catron Boulevard improvement project to insure compatibility with the project. The Engineering Division has also indicated that a detailed erosion and sediment control plan, including a sequencing plan and a maintenance plan, must be submitted for review and approval. **The Engineering Division has indicated that a narrative description will suffice as the maintenance plan and sequencing plan to insure erosion and sediment control.** In addition, a geotechnical analysis and geological information must be submitted for review and approval. **To date, a revised grading plan has not been submitted for review and approval.**

Water/Storm Sewer: The Engineering Division has indicated that sewer calculations, including the depth of flow, must be submitted for review and approval. **To date, the sewer calculations have not been submitted for review and approval.** The Engineering Division has also indicated that water and sewer connection fees will apply in part to the proposed development.

Utility Plan: **The Engineering Division has indicated that a utility plan identifying the location of public utilities (electric, gas, telephone, cable, etc.) must be submitted for review and approval. The applicant has indicated that the utility plan will be submitted for review and approval by January 16, 2001.**

Interior Street Improvements: All of the proposed interior roads are classified as local roads requiring a minimum 49 foot wide right-of-way and a 24 foot wide paved surface with curb, gutter and sidewalk. During the review of Layout Plat #99PL142 a Special Exception was granted to allow a rollover curb and gutter along Winterset Avenue. Prior to Final Plat approval, the streets must be constructed as identified or surety must be posted for the improvements. **The Engineering Division has indicated that the curb and gutter design located along the east side of the ninety degree corner on Winterset Avenue must be revised to incorporate a curved design. The corner will continue to serve as a ninety degree turn in order to slow traffic along the roadway. However, the curved design of the curb and gutter will improve the traffic flow around the corner.**

Catron Boulevard Improvements: Catron Boulevard was originally constructed to rural section standards and as such no curb, gutter or sidewalk have been constructed. The applicant has entered into an agreement with the City to share in the cost of improvements along Catron Boulevard. The agreement stipulates that the City will construct the improvements with the "developer" paying the City for the following improvements: all curb, gutter and sidewalk on both sides of Catron Boulevard, half the embankment and grading along Catron Boulevard, all driveway approaches and street intersections along the Developer's property, all street lights, traffic signs and street signs at new street intersection(s), proportionate share of design engineering based on the Developer's share of the subdivision improvements, construction inspection fees, construction of 1,000 feet of an eight foot wide turning lane, and traffic signal

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improvements at intersection with Catron Boulevard based on recommendations of a Traffic Impact Study. The City will pay for the remaining improvements to Catron Boulevard as follows: pavement and base course of the fourth lane, sidewalk width in excess of five feet, all relocations of existing street lights, traffic signals, and related appurtenances, fire hydrants, guard rail and other miscellaneous items, extensions and/or modifications to existing drainage pipes and rip-rap, and half the embankment and grading along Catron Boulevard. The developer must reimburse the City for his share of each project within thirty days of receiving notice from the City that each project is substantially complete. (See attached "Agreement for Catron Boulevard Improvements Project and Arrowhead Basin Detention Pond Project".)

Street Names: The Emergency Services Communication Center has indicated that the plat must be revised to show Winterset Avenue as Winterset Drive and Stoney Creek Street as Stoney Creek Drive. In addition, alternate road names for Autumn Court and Spring Court must be submitted to the Emergency Services Communication Center for review and approval prior to Final Plat approval. There are numerous existing street names that have incorporated the word "Spring". In addition, there is a street located within the Autumn Hills Subdivision named "Autumn Place". **To date, the plat has not been revised to show the revised road names as identified.**

Submittal Deadline: Staff is recommending that the Preliminary and Final Plat be continued to the **February 8, 2001** Planning Commission meeting to allow the applicant additional time to submit the information as identified. As per the agreement between the Engineering Staff and the applicant, in order to be considered at the **February 8, 2001** Planning Commission meeting, the additional information must be submitted by **January 16, 2001**.