

STAFF REPORT

April 26, 2001

No. 01PL026 - Preliminary Plat

ITEM 30

GENERAL INFORMATION:

PETITIONER	Centerline for 3 T's Land Development, LLC
REQUEST	No. 01PL026 - Preliminary Plat
LEGAL DESCRIPTION	Tract A, Tract B, Tract C, Lots 1 thru 24 of Minnesota Ridge Subdivision and R.O.W. of Alta Vista Drive, Middle Valley Drive, Missing Ridge Road and Recluse Court, formerly Tract C and Block 27 of Robbinsdale No. 10, located in the NW1/4 of the SE1/4 of Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 35 Acres
LOCATION	West of the intersection of Minnesota Street and 5th Street
EXISTING ZONING	Office Commercial District/Low Density Residential District/General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District/Office Commercial District/Medium Density Residential District
South:	Public District
East:	Low Density Residential District/Office Commercial District
West:	General Agriculture District
PUBLIC UTILITIES	City Water and Sewer to be extended
REPORT BY	Blaise Emerson

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

Engineering Division Recommendations:

1. Prior to any construction of the subdivision improvements not covered by the grading permit, corrections to the red-lines subdivision improvements plans shall be submitted for review and approval;
2. Prior to Final Plat approval by the Planning Commission, the applicant shall coordinate with the Engineering Division on any proposed lot grading;
3. Prior to Final Plat approval by the Planning Commission, the applicant shall provide as-built construction plans for the major drainage storm sewer pipe;
4. Prior to Preliminary Plat approval by the City Council, the applicant shall provided a utility master plan for the entire subdivision including documentation on the sanitary

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sewer and storm sewer crossing west of the intersection of Alta Vista Street and Minnesota Street and the access and utility easement for Minnesota Street to Fifth Street;

5. Prior to Final Plat approval by the City Council, the plat shall identify non-access easements on the Alta Vista frontage of Lots 1 and 24 and a non-access easement on the east forty feet of the Middle Valley frontage for Lots 1 and 24;
6. Prior to approval by the City Council, the plat shall identify an eight foot drainage and utility easement along the front property lines for Middle Valley Drive, Recluse Court, and Missing Ridge Road;

Fire Department Recommendations:

7. Prior to Final Plat approval by the City Council, temporary emergency turnarounds shall be constructed at the end of all streets that will be extended in the next phase of development;

Urban Planning Division Recommendations:

8. Prior to Final Plat approval by the City Council, the applicant shall rezone the southern half of the property from General Agriculture Zoning District to Low Density Residential Zoning District;
9. Prior to Final Plat approval by the City Council, no more than forty dwelling units based on the combination of all developments shall have exclusive access from Alta Vista Street before a second access shall developed;
10. Prior to Final Plat approval by the City Council, the applicant shall obtain a Subdivision Variance allowing lots twice as wide as they are long for Lots 12, 13, 14, and 15.
11. 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,
12. 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 applicant is requesting approval of a Layout Plat for 25 detached single family residential lots, townhouse development tract, and an office commercial lot. In October of 2000, the City approved a Layout Plat, an associated Comprehensive Plan Amendment and a rezoning request for the office commercial portion of the property. The property is located on the west side of 5th Street and southwest of the Black Hills Surgery Center. The proposed office commercial lot is located south of the Westhills Village #2 assisted Living Center. The townhouse development is proposed on top of the hill just south of the Open MRI Center. The single family residential development is proposed to be located off the extension of Minnesota Street.

The Layout Plat had identified a number of issues related to drainage, geotechnical concerns, and access. The applicant has worked with the City staff to resolve the issues related to drainage and the slope stability. Earlier this year, the City issued an over lot grading permit for the property to allow the applicant to rough grade the subject property. The applicant has supplied a geotechnical report as part of the grading permit application. As part of that permit, the applicant designed a storm water detention facility on the west end of the property and has constructed storm sewer in the major drainage to handle the

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storm water runoff. The applicant is filling in the drainage to form a level area for development. The storm sewer will be located along the rear property lines of the proposed lots.

The applicant has revised the over all plan to eliminate one of the proposed cul-de-sacs identified in the layout plat and has proposed to connect the street through to the south to the future Minnesota Street extension. This brought the proposed subdivision into compliance with the requirement that no more than twenty dwelling units be located on a cul-de-sac.

STAFF REVIEW: Staff has reviewed the Preliminary Plat and has noted the following considerations:

Subdivision Improvements Plans - The Engineering Division has indicated that there are a number of corrections that need to be made to the subdivision improvement plans. None of the corrections will impact the overall design of the project. One of the issues related to how the development plans tie into the future phase(s) of development and surrounding property. The applicant's engineer will need to provide additional information relating to the connection and extension of drainage and utilities improvements. Staff is recommending that the Preliminary Plat be approved with the condition that no construction of the subdivision improvements be started until the final construction plans are approved by the Engineering Division.

Zoning - The southern portion of the subject property is zoned General Agriculture District. Staff had identified in the Layout Plat review that this portion of the property will need to be rezoned to Low Density Residential to facilitate single-family development. Some of the proposed lots do extend into the property zoned General Agriculture District. Prior to Final Plat approval, this portion of the property will need to be rezoned to Low Density Residential Zoning District.

40 Dwelling Units - As part of the Layout Plat, Staff had identified that a maximum of 40 dwelling units will be allowed access exclusively from either Alta Vista Street or Minnesota Street. The applicant has proposed to extend Alta Vista Street to provide access to the subdivision. Three lots will gain access on Alta Vista Street before the start of the proposed subdivision. This would allow for an additional 37 dwelling units to be constructed before a second street access would be required. The applicant has indicated that a townhouse development is proposed on the east side of Alta Vista Drive. Each one of the townhouse units counts towards the total number of dwelling units.

Subdivision Variances - The applicant has proposed four lots that are twice as long as they are wide. The lots are located on a cul-de-sac and are pie shaped. They are located at the base of a hill and south of the detention facility. The applicant could extend the cul-de-sac further to the south but this would require additional fill into the detention facility. Due to the shape of the lots and the terrain of the area, Staff supports the granting of Subdivision Variance due to the physical constraints of this area.