

STAFF REPORT

May 10, 2001

No. 01PL028 - Layout Plat

ITEM 22

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	No. 01PL028 - Layout Plat
LEGAL DESCRIPTION	Lots 7-11, Block 4 and Lots 7-16, Block 6, Meadows Subdivision, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.807 Acres
LOCATION	At the intersection of Kentucky Lane and Jockey Court
EXISTING ZONING	Low Density Residential II District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Low Density Residential District (PRD)
West:	Low Density Residential District
PUBLIC UTILITIES	Rapid Valley Sanitary District
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Layout Plat be continued to the May 24, 2001 Planning Commission meeting to allow the applicant to address road alignment issues.

GENERAL COMMENTS: The applicant has submitted a Layout Plat to subdivide the subject property into 15 residential lots and to extend Kentucky Lane to the west lot line. The property is located west of Derby Lane at the western terminus of Kentucky Lane and is currently void of any structural development.

In 1993, Layout Plat #1972 was approved to subdivide approximately 59 acres located between the U. S. Highway 16B truck by-pass route (now known as Catron Boulevard) and Minnesota Street. The Layout Plat proposed to subdivide the property into 83 lots and/or tracts, inclusive of the subject property, to be known as "Southern Meadows Subdivision". The applicant has since changed the name of the subdivision to "The Meadows Subdivision".

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with 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 time of Layout Plat approval but the major concerns and issues are identified based

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on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of 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 exception, whichever is applicable.

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

Road Alignment: A stipulation of approval of Layout Plat #1972 stated that the proposed design of Kentucky Lane must be revised to extend to the west lot line in lieu of the proposed cul-de-sac as shown on the plat. On September 18, 2000, a Layout Plat was approved to subdivide the adjacent property, known as "Comfort Subdivision", into 34 residential lots. A stipulation of approval requires that prior to Preliminary Plat approval, the applicant must identify a roadway connection with the property owner to the east. The property to the east is the subject property. The Layout Plat currently being reviewed shows that Kentucky Lane does not align with the proposed location of the road as shown on the Layout Plat for the Comfort Subdivision. The road appears to be located approximately 50 feet further south than that proposed on the Comfort Subdivision Layout Plat. Staff has requested a meeting with both parties in order to address the road alignment issue prior to this plat being approved. Staff is recommending that the Layout Plat be continued to the May 24, 2001 Planning Commission meeting to allow both parties to meet and address the road alignment issue as identified.

Road Name: As previously indicated, Kentucky Lane is being extended to the west lot line and will eventually align with a proposed road located in the Comfort Subdivision. The Layout Plat for the Comfort Subdivision identifies the road as Hanover Street in lieu of Kentucky Lane. A portion of Hanover Street, located west of Comfort Subdivision, has previously been platted. Seven lots currently have direct access onto the road. A portion of Kentucky Lane, located east of the subject property, has also been previously platted. Three lots currently use a Kentucky Lane address. In order to maintain road name consistency and to minimize the number of properties being affected, staff is recommending that Kentucky Lane be renamed to Hanover Street. Upon Preliminary Plat submittal, the plat must be revised to show Kentucky Lane as Hanover Street. In addition, staff will work with the applicant to rename the currently platted portion of Kentucky Lane.

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed plat identifies that several of the lots will have a length twice the distance of the width. As such, staff is recommending that a Variance to the Subdivision Regulations be obtained prior to Final Plat approval or that the plat be revised to comply with the length to width requirement.

Drainage: The Engineering Division has indicated that there are existing drainage problems on properties located down hill of this area. A complete drainage plan and grading plan must be submitted for review and approval. The drainage plan and the grading plan must analyze where the runoff will go from the subject property and the downstream conveyance across

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adjacent properties. Upon submittal of the Preliminary Plat, the drainage plan and the grading plan must be submitted addressing the issues as identified.

In addition, the Engineering Division has indicated that the plat must be revised to show the common lot line located between Lot 8 and Lot 9 of Block 4 shifted to the east to align with an existing drainage channel located directly south of the subject property. Upon submittal of the Preliminary Plat, the plat must be revised as indicated.

Topographic Information: The Engineering Division has indicated that prior to Planning Commission approval of the Layout Plat, annotated topographic information must be submitted for review and approval.

Water System: The Engineering Division has indicated that preliminary information suggests that adequate water pressure may not be available to serve the subject property. As such, the Engineering Division has indicated that elevations must be identified upon submittal of the Preliminary Plat. In addition, the elevations must reflect any proposed grading that may occur on the subject property.

Subdivision Improvements: Upon Preliminary Plat submittal, complete engineering plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code must be submitted for review and approval. These plans must include construction plans in compliance with City Standards and the Street Design Criteria Manual for all subdivision improvements. The Fire Department has indicated that upon submittal of the Preliminary Plat, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, must be submitted for review and approval.

Staff is recommending that the Layout Plat be continued to the May 24, 2001 Planning Commission meeting to allow the applicant to submit annotated topographic information and to address the road alignment issue.