

STAFF REPORT

December 7, 2000

PLAT #00PL118 - Preliminary and Final Plat

ITEM 21

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Dean Kelly Construction
REQUEST	PLAT #00PL118 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 1 through 14 of Sunshine Hills Subdivision and dedicated public right of way shown as Sunshine Trail, Coneflower Lane and Sheridan Lake Road, formerly Lots 1, 2 and 3 of the SE1/4 NE1/4 of Section 21, located in the SE1/4 of the NE1/4 of Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 17.44 Acres
LOCATION	North of Wildwood Subdivision on the west side of Sheridan Lake Road
EXISTING ZONING	Low Density Residential District (PRD)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District (PRD) - General Commercial District (PDD)
West:	Low Density Residential District
PUBLIC UTILITIES	City Water and Sewer to be extended
REPORT BY	Blaise Emerson

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

Engineering Division Recommendations:

1. Prior to City Council approval of the Preliminary Plat; revised engineering plans shall be submitted for review and approval;

Fire Department Recommendations:

2. Prior to City Council approval of the Final Plat, a note shall be placed on the plat stating Lots 12, 13, and 14 shall be required to install a residential style emergency turnaround to be reviewed and approved by the Rapid City Fire Department;

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Urban Planning Division Recommendations:

3. 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,
4. 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: This plat request is submitted in association with an Initial and Final Development Plan for a Planned Residential Development. The petitioner is proposing to revise the previously approved Initial Development Plan for the Planned Residential Development. The original approved Initial Development Plan identified a second street intersection with Sheridan Lake Road (see attached graphic). Since approval of that Initial Development Plan, the development of the property on the east side of Sheridan Lake Road has been submitted for review and approval (Bendt Plaza development). The access point for the Bendt Plaza Development onto Sheridan Lake Road was constrained by the major drainage that crosses Sheridan Lake Road on the south side of the subject property. The location of that intersection and the southern intersection of this project would have resulted in an off-set intersection which could have posed a traffic hazard. Staff has worked with the developer of the subject property on an alternative development scheme that eliminated the southern street intersection while allowing the applicant to retain the majority of the original plan approved for the property. The project consists of townhomes to be located along Sheridan Lake Road and single family detached residences located on the western portion of the property.

Earlier this year, the Planning Commission and City Council approved a revised Layout Plat with the street configuration as noted above. The applicant now is proposing the Initial and Final Development Plan for the Planned Residential Development and the Preliminary and Final Plat for the subject property. The original plan incorporated a total of thirty three dwelling units consisting of ten (10) single family residential detached dwelling units and twenty-three (23) townhouse units. This request reduces the overall number of dwelling units to twenty-two (22) with sixteen (16) townhouses and six (6) single family detached dwelling units.

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

The Engineering Division has noted that changes are required to the engineering plans. The applicant's drainage plan identifies that all the street drainage will be directed to Sheridan Lake Road. The Engineering Division has noted that there may not be adequate capacity in Sheridan Lake Road to allow these additional flows and meet the requirements of the Drainage Criteria Manual. Staff has met with the applicant's engineer and he has noted there are several options that could be incorporated into the design to resolve the drainage issue on

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Sheridan Lake Road. The Engineering Staff has requested that these revised drainage plans be submitted for review and approval before City Council approval.

The other issue relates to the extension of the sewer main to the western lots. The applicant has proposed individual service lines to be extended to serve these lots. Staff is recommending that a main line be extended to the western lot in lieu of the proposed long service lines. A main line could also serve the property directly to the west of the subject property in the future.

The grading plans for Sunshine Trail indicates that there would be grading on the neighboring property. The applicant has indicated that they will change the grading plan and install a small retaining wall. These changes to the engineering plans need to be corrected prior to City Council approval.