

STAFF REPORT

June 21, 2001

No. 01PL042 - Preliminary and Final Plat

ITEM 19

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying for Builders Preferred
REQUEST	No. 01PL042 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 9 through 24 and Lot 26R in Block 2 of Terracita Highlights Subdivision and dedicated right-of-way located in the S1/2 NE1/4 of Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 11.208 Acres
LOCATION	At the current southern terminus of City View Drive
EXISTING ZONING	Low Density Residential District (PRD)
SURROUNDING ZONING	
North:	Low Density Residential District (PRD)
South:	General Agriculture District
East:	Low Density Residential District
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 approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the Planning Commission, a geotechnical report and pavement design information shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the Planning Commission, a grading plan inclusive of the entire site shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the Planning Commission, an erosion sediment control plan shall be submitted for review and approval. The plan shall include verification of coverage as regulated by the State permit for storm water run-off from the construction site;
4. Prior to Preliminary Plat approval by the Planning Commission, a drainage plan shall be submitted for review and approval;
5. Prior to Preliminary Plat approval by the Planning Commission, a utility plan shall be submitted for review and approval. The plan shall include the location of gas, electric, telephone and cable;
6. Prior to Preliminary Plat approval by the Planning Commission, sewer plans shall be submitted for review and approval. The plans shall identify design calculations, sizing, cleanouts, and air-vac information required for the force main and private pumping

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systems;

7. Prior to Preliminary Plat approval by the Planning Commission, the plat shall be revised to show the vacation of the section line right-of-way located along Lot 18 or construction plans shall be submitted for review and approval;

Fire Department Recommendation:

8. Prior to Preliminary Plat approval by the Planning Commission, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval;

Urban Planning Division Recommendations:

9. A Special Exception shall be granted to waive the requirement to construct an intermediate turnaround in the cul-de-sac;
10. Prior to Final Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow the lot length to be greater than twice the lot width, or the plat shall be revised to comply with the length to width requirement;
11. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; 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 and the subdivision inspection fee shall be paid.

GENERAL COMMENTS: This item was continued at the June 7, 2001 Planning Commission meeting to allow the applicant to meet the stipulations of approval. Staff will notify the Planning Commission at the June 21, 2001 Planning Commission meeting if the stipulations of approval have not been met. No other part of this Staff Report has been revised. The applicant has submitted a Preliminary and Final Plat to subdivide the subject property into 16 residential lots and to reconfigure an existing lot. The property is located at the eastern most terminus of City View Drive and is part of the Terracita Highlights Subdivision. Currently, there is no structural development on the property.

The property is zoned Low Density Residential District with a Planned Residential Development. The Terracita Highlights Planned Residential Development was approved in 1985 to allow a mixture of multi-family residential structures, townhouse lots and single family detached homes. The subject property is identified as single family residential development in the approved Planned Residential Development. In 1999, a Major Amendment to the Planned Residential Development was approved to reduce the front yard building setbacks to 15 feet for homes and to 18 feet for garages and to allow sidewalks on one side of Alta Vista Street and City View Drive.

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

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 Lot 24 will have a length twice the

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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.

Cul-de-sac: The Street Design Criteria Manual states that an intermediate turnaround is needed every 600 feet within a cul-de-sac. The proposed cul-de-sac measures approximately 1,000 feet in length, requiring that an intermediate turnaround be provided. The surrounding terrain precludes the road from being extended in the future. In addition, the cul-de-sac was reviewed and approved as a part of the site plan for the Terracita Highlights Residential Development. As such, staff is recommending that a Special Exception be granted to waive the requirement to provide an intermediate turnaround in the cul-de-sac.

Grading Plan: The Engineering Division has indicated that a grading plan for the entire site must be submitted for review and approval. The grading plan must also identify all improvements for general overflow.

Drainage Plan: The Engineering Division has indicated that a drainage plan must be submitted for review and approval. The Engineering Division has also indicated that the outfall line between Lot 18 and Lot 19 is unacceptable since no conveyance exists in this location.

Utility Plan/Sewer Plan/Erosion Control Plan: The Engineering Division has indicated that additional and/or revised plans as identified in the stipulations of approval must be submitted for review and approval. Staff is recommending that the information be submitted for review and approval prior to Preliminary Plat approval by the Planning Commission.

Section Line Right-of-way: A section line right-of-way is located along the east lot line of Lot 18. The plat must be revised to vacate the section line right-of-way or construction plans must be submitted for review and approval. The Engineering Division has indicated that based on topographic concerns within this area of the property, the section line right-of-way can be vacated without impacting adjacent properties. Prior to Preliminary Plat approval by the Planning Commission, the plat must be revised as identified or construction plans submitted for review and approval.

Surety: A subdivision estimate form for the above referenced improvements must be submitted for review and approval. In addition, surety for any required subdivision improvements that have not been completed must be posted and the inspection fees paid prior to City Council approval of the Final Plat.

Staff believes that this proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.