

STAFF REPORT

August 9, 2001

No. 01PL075 - Final Plat

ITEM 11

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for 3 T's Land Development LLC
REQUEST	No. 01PL075 - Final 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, and major drainage easements formerly a portion of Tract C Robbinsdale Addition No. 10, Block 27 of Robbinsdale No. 10, and a portion of the SW1/4 of the NW1/4 of the SE1/4 of Section 13, T1N, R7E, BHM located in the NW1/4 of the SE1/4 of Section 13, T1N, R7E, B.H.M. Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 35 acres
LOCATION	West of the intersection of Minnesota Street and Fifth Street
EXISTING ZONING	General Agriculture District/Office Commercial District/Low Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District/Office Commercial District/Low Density Residential District
South:	Public District
East:	Office Commercial District/Low Density Residential District
West:	General Agriculture District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

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

Engineering Division Recommendations:

1. Prior to Final Plat approval by the City Council, the applicant shall coordinate with the Engineering Division regarding the proposed lot grading. Revised or additional drainage easements may be required based on the lot grading;

Fire Department Recommendations:

2. Prior to Final Plat approval by the City Council, temporary emergency turnarounds

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shall be constructed at the end of all streets that will be extended in the next phase of development;

Urban Planning Division Recommendations:

3. 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;
4. Prior to Final Plat approval by the City Council, legal access in accordance with all City standards must be provided;
5. 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 be developed;
6. Prior to Final Plat approval by the City Council, the subdivision improvement estimate form shall be completed provided for review and approval and all the subdivision inspection fees shall be paid; and,
7. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

The applicant is requesting approval of a Final Plat for 25 detached single family residential lots, a 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 and in May of 2001, the City approved a Preliminary Plat for the subject 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.

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

Drainage and Grading - During the grading of the proposed subdivision, some of the side lot drainage swales were not constructed in the correct location to match the existing grading on the neighboring property. Engineering staff has recommended that either the plat document be revised to reflect easements at the actual location of the drainage swales or that these swales be relocated to the easements areas. The developer has indicated that he will reconstruct the swales in the location of the easements as identified on the plat. Based on this construction, revised or additional drainage easement may be needed.

Zoning - The southern portion of the subject property is zoned General Agriculture District. Staff had identified in the Layout Plat and Preliminary 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. The applicant has submitted an associated rezoning request (01RZ048) to rezone this portion of property to Low Density Residential. Prior to Final Plat approval, this portion of the property will need to be rezoned to Low Density Residential Zoning

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District.

The applicant has indicated that Tract B, a 4.3 acre parcel, will be used for a townhouse development. Townhouses are allowed in the Low Density Residential Zoning District with a Planned Residential Development. The applicant has indicated that the property would be rezoned to Low Density Residential II which would allow for twin townhouse development without a Planned Residential Development.

40 Dwelling Units - As part of the Layout Plat and Preliminary Plat review, 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. With this Final Plat, a total of 28 lots will have access via Alta Vista Street. This does not include Tract B that is proposed for townhouse development.

Access - The applicant is proposing to access the development from Alta Vista Street for this phase of the development. Currently, the public right-of-way has not been dedicated to the subject property. A plat for the adjoining property that would dedicate the public right-of-way has been approved by the Planning Commission but City Council has not taken final action on that request. Before this plat can be approved, the applicant must have legal access to the subject property. There are a number of options for access available to the developer. The developer may wait to obtain Final Plat approval until the plat for the adjoining property is approved and recorded. The developer could work with the City and adjoining property owner to file an H-Lot for Alta Vista Street. If the developer obtains a public access easement for the extension of Alta Vista Street, a Special Exception to the Street Design Criteria Manual must be obtained. The developer could work the adjoining property owner to file an H-Lot or use the existing 60 foot access and utility easement that aligns with Minnesota Street to access the subject property. However, construction plan and surety would be required to insure the construction of the off-site roadway improvements as well as on-site improvements. With any of these options, the access must be improved to City standards or surety is posted for the construction of the improvements.