

STAFF REPORT

September 20, 2001

---

**No. 01PL082 - Preliminary and Final Plat**

**ITEM 7**

---

GENERAL INFORMATION:

PETITIONER	Hagg Development
REQUEST	<b>No. 01PL082 - Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Lots 6RA, 6RB, 7RA, 7RB, 8RA, 8RB and 9R of Block 2 (formerly Lots 6, 7, 8 & 9 of Block 2) Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.5 acres
LOCATION	At the intersection of Catron Boulevard and Wellington Drive
EXISTING ZONING	Low Density Residential District (PRD)
SURROUNDING ZONING	
North:	No Use District
South:	Low Density Residential District (PRD)
East:	County
West:	Low Density Residential District (PRD)
PUBLIC UTILITIES	To be extended
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 City Council, road construction plans showing the extension of sidewalk(s) along Wellington Drive shall be submitted for review and approval;
2. Prior to Final Plat approval by the City Council, the plat shall be revised to show an "eight foot minor drainage and utility easement on the interior sides of all side, rear and front lot lines";
3. Prior to Final Plat approval by the City Council, the plat shall be revised to show the "Temporary Easement for Lift Station" as an "Easement for Lift Station";
4. Prior to Final Plat approval by the City Council, a miscellaneous document shall be filed at the Register of Deed's Office identifying the terms of the easement for the lift station;

Fire Department Recommendation:

5. All provisions of the Uniform Fire Code shall be met;

## STAFF REPORT

September 20, 2001

---

No. 01PL082 - Preliminary and Final Plat

ITEM 7

---

### Urban Planning Division Recommendations:

6. Prior to Final Plat approval by the City Council, a note shall be placed on the plat stating that "a six foot exterior maintenance easement exists on either side of a common lot line to provide adequate room for maintenance, repair and alterations";
7. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
8. 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 August 23, 2001 Planning Commission meeting to allow the applicant to submit additional information. This Staff Report has been revised as of September 10, 2001. All revised or added text is shown in bold print. The applicant has submitted a Preliminary and Final Plat to subdivide three lots into six lots for the purposes of constructing townhomes on each lot and to reconfigure one additional lot. The subject property is located in the South Hill Subdivision and other than a utility shed located on Lot 9R, is currently void of any structural development.

In 1998, a Planned Unit Development was approved for the Edinborough and South Hill Subdivisions, inclusive of the subject property. The Planned Unit Development allows a combination of residential and commercial uses within the development. A stipulation of approval of the Initial Planned Unit Development states that a maximum of 74 single family detached dwelling units would be allowed on the property. To date, the subject property has been platted into 73 residential lots. Based on the previous stipulation of approval, the applicant has requested a Major Amendment to the Planned Unit Development to allow for the construction of the proposed townhomes and to allow the density to exceed 74 dwelling units. (See companion item #01PD046.)

STAFF REVIEW: During the review of the Preliminary and Final Plat request, staff identified a number of concerns that must be addressed in order for the project to be approved.

Drainage: As noted in the review of the Major Amendment of the Planned Unit Development, the Engineering Division has indicated that drainage concerns and erosion problems exist along the south and west sides of proposed Lot 9R. Drainage plans showing the repair and construction of the erosion control improvements must be submitted for review and approval. In addition, topographic information showing a baseline tied to the original subdivision plan(s) must be submitted for review and approval. A complete grading plan and geotechnical information showing compaction and fill must also be submitted for review and approval. **The Engineering Division has indicated that, other than erosion control information, sufficient drainage, topographic and grading information has been submitted to allow the plat to be approved. The Engineering Division has indicated that an erosion control plan for proposed Lot 9R must be submitted prior to issuance of building permits on Lots 7RA thru 8RB. (This will be addressed as a stipulation of approval for the associated Major Amendment to the Planned Unit Development.)**

## STAFF REPORT

September 20, 2001

---

**No. 01PL082 - Preliminary and Final Plat**

**ITEM 7**

---

Access: Wellington Drive, extending south from Catron Boulevard, serves as legal access to the subject property. The Transportation Planning Division has indicated that the traffic analysis for this development should be updated to reflect the construction of the additional dwelling units. This revised information must be submitted for review and approval to determine if the proposed increase in density warrants improvements to Catron Boulevard. In particular, a turning lane and a deceleration lane may be necessary to insure the safe ingress and egress for residents within the development as well as the traveling public along Catron Boulevard. **The applicant has submitted a revised traffic analysis reflective of the additional dwelling units. The Transportation Planning Division has indicated that the traffic analysis identifies that the additional density generated by the proposed townhome development does not warrant improvements to Catron Boulevard and/or Wellington Drive at this time. The South Dakota Department of Transportation concurs that improvements along these two roadways are not warranted at this time.**

The Engineering Division has indicated that all street improvements along Wellington Drive must also be completed at this time. In particular, the sidewalk must be extended down Wellington Drive as it abuts the subject property. The Engineering Division has indicated that design plans for the extension of the sidewalk must be submitted for review and approval **prior to City Council approval of the Preliminary Plat.**

Uniform Fire Code: The Fire Department has indicated that all Uniform Fire Codes must be met. In particular, Section 903.2 of the Uniform Fire Code states that “an approved water supply capable of supplying the required fire flow protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the Chief”. Prior to issuance of a building permit for on-site construction using combustible material(s), an approved water supply must be provided. Section 903.3 of the Uniform Fire Code states that the “water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems”. The applicant should be aware that prior to issuance of a building permit for on-site construction using combustible material(s), an approved water supply must be provided as required by the Uniform Fire Code.

Plat Revisions: The Engineering Division has indicated that the minor drainage and utility easement shown on the plat must be revised to read “eight foot on the interior sides of all side, rear and front lot lines”. In addition, a note must be placed on the plat stating that “a six foot exterior maintenance easement exists on either side of a common lot line to provide adequate room for maintenance, repair and alterations”. The plat must also be revised to include township, range and section.

**The Engineering Division has also indicated that the plat must be revised to show the “Temporary Easement for Lift Station” as an “Easement for Lift Station”. In addition, a miscellaneous document must be filed at the Register of Deed’s Office identifying the terms of the easement for the lift station. Staff is recommending that the**

STAFF REPORT

September 20, 2001

---

**No. 01PL082 - Preliminary and Final Plat**

**ITEM 7**

---

**miscellaneous document be filed and the plat be revised as identified prior to City Council approval.**

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