

STAFF REPORT

October 4, 2001

No. 01PL052 - Preliminary Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER	Ron & MaryAnn Davis
REQUEST	No. 01PL052 - Preliminary Plat
LEGAL DESCRIPTION	Lots 1 thru 18 of Buffalo Ridge Subdivision formerly: unplatted all located in NW1/4 NW1/4 of Section 11, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4 acres
LOCATION	Southeast of the intersection of Reservoir Road and Uranus Street
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

- 1. Prior to Preliminary Plat approval by the City Council, a revised drainage plan shall be submitted for review and approval. In addition, the plat shall be revised to show drainage easements as determined by the Engineering Division;**
- 2. Prior to Preliminary Plat approval by the City Council, a revised grading plan shall be submitted for review and approval;**
- 3. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Engineering Division;**
- 4. Prior to Final Plat approval by the City Council, proof of legal entity which will provide the mechanism for street maintenance and snow removal on all proposed subdivision dedicated right-of-ways shall be submitted for review and approval;**
- 5. Prior to Final Plat approval by the City Council, the plat shall be revised to show a shared approach to Lots 14 and 15;**
- 6. Prior to Final Plat approval by the City Council, the plat shall be revised to extend a 49 foot right-of-way to the east lot line;**

STAFF REPORT

October 4, 2001

No. 01PL052 - Preliminary Plat

ITEM 7

7. Prior to Final Plat approval by the City Council, the plat shall be revised to identify Lot 1 as a drainage easement;
8. Prior to Final Plat approval by the City Council, a waiver of right to protest an assessment district for the remaining improvements for Reservoir Road for Lots 1 thru 18, Buffalo Ridge Subdivision shall be signed and shall be recorded with the plat;

Fire Department Recommendations:

9. The requirements of the Uniform Fire Code shall be continually met;

Pennington County Highway Department:

10. Prior to Final Plat approval by the City Council, the applicant shall enter into an agreement guaranteeing payment to Pennington County for the cost of the Pennington County Highway Department's improvement of Reservoir Road for that portion of the road that abuts the subject property;

Pennington County Planning Department Recommendation:

11. Prior to Final Plat approval by the City Council, the accessory structure located on Lot 14 and Lot 15 shall be removed from the property or surety shall be posted for the removal of the structure within 180 days of plat approval;

Emergency Services Communication Recommendation:

12. Prior to Final Plat approval by the City Council, the plat shall be revised to identify "Buffalo Ridge Court" as "Shaw Court";

Urban Planning Division Recommendations:

13. A Special Exception is hereby granted to reduce the separation requirement between driveways and intersections for the existing approach to proposed Lot 18;
14. Prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow a lot length greater than twice the lot width or the plat shall be revised to comply with the length to width requirement;
15. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval and all subdivision inspection fees paid; and,
16. 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: The applicant has submitted a Preliminary Plat to subdivide the subject property into 18 residential lots. The property is located approximately 800 feet south of the intersection of Twilight Drive and Reservoir Road on the east side of Reservoir Road. Currently, a single family residence and a detached garage are located on proposed Lot 18 and an accessory structure is located across the common lot line between Lot 14 and Lot 15.

STAFF REPORT

October 4, 2001

No. 01PL052 - Preliminary Plat

ITEM 7

On May 5, 2001, the City Council approved a Layout Plat subdividing the subject property as identified on this plat. Several of the stipulations of approval required that specific information be submitted upon Preliminary Plat submittal. To date, all of the necessary information has not been submitted.

STAFF REVIEW: This item has been continued several times since the June 21, 2001 Planning Commission meeting to allow the applicant to submit additional drainage information and to revise the construction plans accordingly. On September 6, 2001, the applicant submitted revised drainage information. This Staff Report has been revised as of September 26, 2001. All revised or added text is shown on bold print. During the review of the Preliminary Plat request, staff identified a number of concerns that must be addressed in order for the project to go forward.

Drainage: The Engineering Division and the Pennington County Drainage Engineer have indicated that a revised drainage plan must be submitted prior to this plat going forward. The drainage plan must provide positive drainage along Reservoir Road extending south of the proposed development to the Hawthorne Irrigation Ditch. In particular, the drainage plan must include provisions for the conveyance of run-off from the subject property within the Reservoir Road right-of-way to the Hawthorne Irrigation Ditch (approximately 1,000 feet south of the proposed development). The Pennington County Drainage Engineer has indicated that the run-off computations must be revised and that ditch sizing and street flows must be recomputed. The drainage plan must include flow calculations that provide for the interception of flows from existing development located north of the subject property. In addition, the drainage plan must identify culvert improvements as necessary. The drainage plan must also identify that the intercepting flows along the south lot line do not exceed pre-development conditions. The Pennington County Drainage Engineer has indicated that storm sewers may be necessary if the drainage plan warrants. The Pennington County Drainage Engineer also indicated that the County will be reconstructing Reservoir Road in the next two to three years. The applicant must work with the County to insure that the drainage plan is designed to incorporate drainage from the proposed subdivision into the reconstruction design of Reservoir Road. **The Engineering Division and the Pennington County Drainage Engineer have reviewed the revised drainage plan submitted on September 6, 2001. On September 25, 2001, staff, including a representative from the Engineering Division and the Pennington County Drainage Engineer, met with the applicant to further discuss drainage issues. The Engineering Division and the Pennington County Drainage Engineer have indicated that the drainage plans must be revised to identify that the flows along the south lot line do not exceed pre-development conditions. In addition, the plat must be revised to identify drainage easements as necessary to insure the conveyance of drainage through the property. In particular, a 15 foot drainage easement must be shown along the rear of Lots 2 thru 8 and along the common lot line(s) of Lots 9 thru 18. In addition, Lot 1 must be identified as a drainage easement. The Engineering Division and the Pennington County Drainage Engineer have also indicated that the grading plan must be revised to reflect the revised drainage plan. Staff is recommending that the revised drainage and grading plan be submitted for review and approval prior to Preliminary Plat approval by the City Council and that the plat be revised identifying the drainage easements prior to Final Plat approval by the City Council.**

STAFF REPORT

October 4, 2001

No. 01PL052 - Preliminary Plat

ITEM 7

Access: Reservoir Road is located along the west lot line of the subject property and is classified as a principal arterial road on the Major Street Plan. Currently, an approach exists on Reservoir Road serving as access to the existing residence and garage located on proposed Lot 18. The principal arterial road serves as a high volume traffic corridor. As such, direct access onto Reservoir Road from proposed Lot 18 is undesirable. The Street Design Criteria Manual states that a minimum separation of 200 feet or more is necessary between driveways and intersections. Currently, Uranus Street is located north of proposed Lot 18. The plat identifies that Buffalo Ridge Court will be located south of proposed Lot 18 and Lot 17. The driveway does not meet the minimum separation requirement for either roadway. Prior to Preliminary Plat approval, a Special Exception must be obtained to reduce the separation requirement or the plat must be revised showing access to Lot 18 from an interior road. **The existing approach serves as direct access to an existing garage located on Lot 18. Closing the approach and requiring access from an interior road will interfere with the alignment of the garage door(s) with the driveway. As such, staff is recommending that a Special Exception be granted to reduce the separation requirement between the driveway and the intersections for the existing approach. The applicant should be aware that any redevelopment of the subject property requiring any additional approaches along Reservoir Road would not be supported.**

The plat identifies the construction of Buffalo Ridge Court as a cul-de-sac road, dead-ending at the east lot line of the subject property. Buffalo Ridge Court will serve as access to the remaining proposed lots and the adjacent property and is classified as a local road requiring a minimum 49 foot wide right-of-way. Based on the potential future development of the adjacent property, staff is recommending that Buffalo Ridge Court be revised to provide a 49 foot wide right-of-way to the east lot line with a temporary turnaround at the end of the road. The applicant has indicated that the cul-de-sac will be constructed as a permanent cul-de-sac instead of a temporary turnaround. The permanent cul-de-sac will serve as an intermediate turnaround in the road when and if the road is extended to the east. **Prior to Preliminary Plat approval, the road construction plans must be revised as identified.**

The Preliminary Plat identifies Lots 14 and 15 as flag pole lots. **Based on the narrow lot frontage of the two lots, staff is recommending that the plat be revised to show a shared approach to Lots 14 and 15 prior to Final Plat approval.**

Reservoir Road is classified as a principal arterial road on the Major Street Plan requiring a minimum 100 foot right-of-way. Reservoir Road is located in a section line right-of-way and currently has a 66 foot wide right-of-way. The plat identifies the dedication of an additional 17 feet of right-of-way along Reservoir Road. The Pennington County Highway Department has also indicated that curb, gutter and sidewalk improvements along Reservoir Road must be constructed along the existing 66 foot wide section line right-of-way in order to coordinate with the County's future road design improvements. **The applicant has submitted a Variance to the Subdivision Regulations to waive the street improvements to Reservoir Road. Staff is supporting a portion of the request with the stipulation that the applicant assist the County in the cost of constructing that portion of Reservoir Road that abuts the subject property to the same standard as the County's design**

STAFF REPORT

October 4, 2001

No. 01PL052 - Preliminary Plat

ITEM 7

plan. The County's road design plan identifies the applicant's portion as a 12 foot wide section of pavement, curb, gutter and a four foot wide sidewalk. In addition, the storm sewer must be extended from the property to the back of the curb. The Pennington County Highway Department has also indicated that the applicant must enter into an agreement guaranteeing payment to Pennington County for the cost of the Highway Department's improvement of Reservoir Road for that portion of the road that abuts the subject property. In addition, the Engineering Division has indicated that the applicant must sign a waiver of right to protest an assessment district for the remaining improvements for Reservoir Road for Lots 1 thru 18 of the Buffalo Ridge Subdivision.

Zoning: The property is located in Pennington County outside of the incorporated City limits of Rapid City but within the City's three mile platting jurisdiction. The Pennington County Planning Department has indicated that the subject property is currently zoned Suburban Residential District. The Pennington County Zoning Ordinance requires that the principal use of the property be established prior to an accessory structure being allowed. As previously indicated, a single family residence and a detached garage are located on proposed Lot 18 and an accessory structure is located across the common lot line between Lot 14 and Lot 15. **Prior to Final Plat approval, the building located on Lot 14 and Lot 15 must be removed from the property or surety posted for the removal of the structure within 180 days of plat approval.**

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 12 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.**

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