

STAFF REPORT

August 23, 2001

No. 01PL084 - Preliminary and Final Plat

ITEM 19

GENERAL INFORMATION:

PETITIONER	Richard O. Stahl
REQUEST	No. 01PL084 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 1-5 of Stahl Victorian Addition (formerly Tracts J, K, L, M and N of Lot 6 of Block 19, Boulevard Addition) of the N1/2 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.8 acres
LOCATION	At the southwest corner of the intersection of West Street and South Street
EXISTING ZONING	High Density Residential District
SURROUNDING ZONING	
North:	High Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	High Density Residential District
PUBLIC UTILITIES	City water and sewer
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 Preliminary Plat, the applicant shall submit a revised site plan identifying one additional fire hydrant for review and approval;

Traffic Engineering Division Recommendations:

3. Prior to City Council approval of the Preliminary Plat, the applicant shall revise the engineering plans identifying no parking signs to be installed along the north side of Hill Street and for the emergency turnaround at the end of Stahl Court;

Urban Planning Division Recommendations:

4. Prior to City Council approval of the Final Plat, the plat title shall be revised eliminating Lot 6;

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5. Prior to City Council approval of the Final Plat, the applicant shall provide documentation of a legal entity which will be responsible for street maintenance and snow removal for the private street (Stahl Court);
6. A Special Exception to the Street Design Criteria Manual is hereby granted allowing twelve dwelling units to access a private street;
7. Prior to City Council approval of the Final Plat, the street name for the private street shall be identified on the plat;
8. Prior to City Council approval of the Final Plat, a Final Development Plan for the Planned Residential Development shall be submitted and approved;
9. Prior to City Council approval of the Final Plat, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid; and,
10. 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 is proposing to reconfigure the five existing lots and is proposing to develop a Planned Residential Development south of Hill Street and west of 12th Street. The Planned Residential Development identifies three 4 unit multi-family dwelling units and two duplex units.

When the Planning Commission considered the request for the Initial Development Plan, the applicant proposed to vacate a portion of South Street for additional parking for the Victorian Assisted Living Facility. Both the surrounding neighbors and Planning Commission had concerns with increasing traffic on Hill Street with the construction of an additional parking lot to serve the Victorian Assisted Living Facility. A stipulation of the Initial Development Plan required that the parking lot be eliminated. The current plan has eliminated the parking lot and has identified an emergency turnaround located in the South Street right-of-way.

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

Parking - Staff is requesting that the north side of Hill Street be signed for no parking. The existing grade of Hill Street exceeds the maximum grades allowed in the Street Design Criteria Manual. To insure that there is adequate room to maneuver in the street, particularly in inclement weather situations, Staff is recommending that no parking be allowed on the north side of Hill Street. This was one of the issues raised by the neighbors when the Planning Commission considered the initial request in April. Staff is also recommending that the emergency turnaround at the end of the private street be signed for no parking. This will insure there is adequate access for emergency vehicles and preclude the use of the turnaround as a parking area for the Victorian Assisted Living Center.

Private Street - The applicant has proposed the development of a north/south street that would provide access to four of the proposed lots. As part of the Planned Residential Development proposal, two parking lots are located off the street. The parking lots are designed to allow backing into the streets. These features are typically not allowed in a public street. The staff can not support the dedication of the street as a public street as the design of the parking lots would make it difficult for City street crews to maintain the street.

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Staff is recommending that the street be classified as a private street and a Special Exception to the Street Design Criteria Manual be granted to allow for 12 dwelling units to access a private street. The applicant will need to provide documentation of a legal entity which will be responsible for street maintenance and for snow removal from the private street.

Engineering Plans - The Engineering Division has noted that there are a number of changes to the engineering plans that need to be corrected. None of the changes are significant enough that they will change the layout of the lots or proposed structures. Staff is recommending that revised engineering plans be provided prior to City Council approval of the Preliminary Plat.