

STAFF REPORT

January 10, 2002

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**No. 01PL125 - Final Plat**

**ITEM 5**

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GENERAL INFORMATION:

PETITIONER	Centerline for Double E, LLC
REQUEST	<b>No. 01PL125 - Final Plat</b>
EXISTING LEGAL DESCRIPTION	N1/2 SW1/4 Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 5 thru 27 of Block 1; Lots 1 thru 13 of Block 2; Tract 1; all located in Plum Creek Subdivision and R.O.W. of Sand Cherry Lane, Wineberry Lane, Grapevine Lane, and Rosewood Lane, and temporary turnaround easement located in the North 1/2 of the SW1/4 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 16.13 Acres
LOCATION	On Willowbend Road between South Valley Drive and Elks Country Estates
EXISTING ZONING	Medium Density Residential District (PRD)
SURROUNDING ZONING	
North:	Medium Density Residential District (PRD)
South:	Medium Density Residential District (PRD)
East:	Medium Density Residential District (PRD)
West:	Medium Density Residential District (PRD)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/14/2001
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to City Council approval, an itemized list of all uncompleted subdivision improvements and a subdivision estimate form shall be submitted for review and approval. In addition, a list of all improvements that have not been inspected shall be submitted for review and approval and the subdivision inspection fee shall be paid;

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2. Prior to City Council approval, the plat shall be revised to show a non-access easement along the first 50 feet of the corner lots at the intersection(s) of Wineberry Lane/Willowbend Road, Grapevine Lane/Willowbend Road and Rosewood Lane/Willowbend Road; the entire west lot line and the west 50 feet of the north lot line of Lot 13, Block 2; and along the entire north lot lines of Lot 2, Lot 5, and Lot 7, Block 2, except for the approved approach location(s);
3. Prior to City Council approval, the plat shall be revised to show a Major Drainage Easement on Tract 1;
4. Prior to City Council approval, the note on the plat shall be revised to read "Major Drainage and Utility Easement 20 feet wide, 10 feet on each side of property line";
5. Prior to City Council approval, the plat shall be revised to show a "Major Drainage Easement" south of Lots 1 through 13, Block 2 and to show a "Utility Easement" directly east of Lot 1, Block 2; or miscellaneous document(s) shall be recorded at the Register of Deed's Office granting a Major Drainage Easement and Utility Easement as specified;

Emergency Services Communication Center Recommendation:

6. Prior to City Council approval, revised road names for "Sand Cherry Lane and "Rosewood Lane" shall be submitted for review and approval. In addition the plat shall be revised to show the approved road name(s); and,

Urban Planning Division Recommendations:

7. Prior to City Council approval, surety for any required improvements that have not been completed shall be posted.

GENERAL COMMENTS: The applicant has submitted a Final Plat to create a 37 residential lot development as a part of Phase One of the Plum Creek Subdivision. On July 10, 2000, City Council approved a Preliminary Plat to subdivide approximately 80 acres, including the subject property. In addition, the City Council approved a rezoning request from No Use District to Low Density Residential District-II and a Final Residential Development Plan to allow a maximum of 45 single family detached dwelling units within Phase One of the proposed development.

The property is located on Willowbend Road between South Valley Drive and Elks Country Estates and is currently void of any structural development.

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

Subdivision Improvements: As previously indicated a Preliminary Plat has been approved to subdivide 80 acres, including the subject property. A portion of the subdivision improvements on the subject property has been completed. As such, the Engineering Division has indicated that an itemized list of all uncompleted subdivision improvements and a subdivision estimate form must be submitted for review and approval. In addition, a list of all improvements that have not been inspected must be submitted for review and approval and the subdivision inspection fee paid prior to City Council approval.

Non-access Easements: The Subdivision Regulations states that access must be taken from

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the lesser order street(s). A portion of the Southeast Connector will be located along the west lot line of Lot 13, Block 2. As such, the Engineering Division has indicated that a non-access easement must be shown along the entire west lot line and the west 50 feet of the north lot line of Lot 13, Block 2. The Engineering Division has also indicated that the plat must be revised to show a non-access easement along the first 50 feet of the corner lots at the intersection(s) of Wineberry Lane/Willowbend Road, Grapevine Lane/Willowbend Road and Rosewood Lane/Willowbend Road to insure that all approaches are located as required by the Street Design Criteria Manual. In addition, the Engineering Division has indicated that approaches to individual lots along the south side of Willowbend Road must align with the above referenced intersections. As such, the Engineering Division has indicated that a non-access easement must be shown along the entire north lot lines of Lot 2, Lot 5, and Lot 7, Block 2, except for the approved approach location(s).

Drainage and Utility Easements: Currently, the plat identifies a 16 foot wide Major Drainage Easement, eight feet on each side of several of the lot lines. The Engineering Division has indicated that the plat must be revised to show a 20 foot wide Major Drainage Easement, ten feet on each side of the lot lines as required by Chapter 16.12.200.A of the Subdivision Regulations. Drainage along the common lot lines of Lots 9 and 10, Lots 5 and 6, and Lots 1 and 2 of Block 2 will flow onto an unplatted balance of the Plum Creek Development. As such, the Engineering Division has indicated that the plat must be revised to show a "Major Drainage Easement" south of Lots 1 through 13, Block 2 to accommodate the drainage flows. The Engineering Division has indicated that the approved drainage plan identifies drainage through portions of Tract 1 (Open Space). As such, the plat must be revised to show a Major Drainage Easement on Tract 1 to accommodate the drainage flows. In addition, a lift station is being constructed directly east of Lot 1, Block 2 to serve the development. The Engineering Division has indicated that the plat must also be revised to show a "Utility Easement" directly east of Lot 1, Block 2 for the lift station. In lieu of revising the plat as identified, miscellaneous document(s) may be recorded at the Register of Deed's Office granting a Major Drainage Easement and Utility Easement as specified.

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