

STAFF REPORT

January 10, 2002

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**No. 01PL126 - Layout and Preliminary Plat**

**ITEM 6**

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GENERAL INFORMATION:

PETITIONER	Cetec Engineering for Park Hill Development
REQUEST	<b>No. 01PL126 - Layout and Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Balance of the NE1/4 SE1/4 Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 of Block 1; Lots 1 thru 7 of Block 2; Lot 1 thru 7 of Block 3; and Lots 1 thru 4 of Block 4; containing 6.80 acres, of Park Meadows Subdivision located in the NE1/4 of SE1/4 Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.80 acres
LOCATION	Lying between Wilma Street, Oakland Street and Hoefer Avenue
EXISTING ZONING	Medium Density Residential District/Low Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District/Low Density Residential District
South:	Medium Density Residential District/Low Density Residential District
East:	Medium Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/14/2001
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Layout and Preliminary Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to City Council approval of the Preliminary Plat, 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;

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2. Prior to City Council approval of the Preliminary Plat, a revised water plan shall be submitted for review and approval.
3. Prior to City Council approval of the Preliminary Plat, a revised drainage plan shall be submitted for review and approval;
4. Prior to City Council approval of the Preliminary Plat, a geotechnical report shall be submitted for review and approval;
5. Prior to City Council approval of the Final Plat, the plat shall be revised to show a non-access easement along the south 50 feet of the west lot line and the south lot line, except for the approved approach location, of Lot 4B, Block 2, the south 50 feet of the west lot line and the south lot line, except for an approved approach location, of Lot 7B, Block 2, the east 50 feet of the south lot line and the south 50 feet of the east lot line of Lot 1, Block 1 and the west 50 feet of the north lot line and the north 50 feet of the west lot line of Lot 4, Block 4;

#### Fire Department Recommendation:

6. Prior to City Council approval of the Preliminary Plat, the construction plans shall be revised to show a temporary turnaround at the end of Smith Avenue;

#### Emergency Services Communication Center Recommendation:

7. Prior to City Council approval of the Final Plat, a revised road name for "Smith Drive" shall be submitted for review and approval. In addition, road names for each of the proposed streets within the balance of the subdivision shall be submitted for review and approval upon Preliminary Plat submittal for each subsequent phase;

#### Urban Planning Division Recommendations:

8. Prior to City Council approval of the Final Plat, the plat shall be revised to remove the platted 25 foot front yard setback;
9. Prior to City Council approval of the Final Plat, a Variance to the Subdivision Regulations shall be obtained to allow the lot length to be greater than twice the lot width, or the plat shall be revised to comply with the length to width requirement;
10. Prior to City Council approval of the Final Plat, a miscellaneous document shall be recorded at the Register of Deed's Office granting an access easement for the temporary turnaround at the southern terminus of East Oakland Street;
11. Prior to City Council approval of the Final Plat, a subdivision estimate form shall be submitted for review and approval; and,
12. Prior to City Council approval, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fee shall be paid.

GENERAL COMMENTS: The applicant has submitted a Layout Plat to create a 99 lot residential development to be known as Park Meadow Subdivision. In addition, the applicant has submitted a Preliminary Plat platting 21 lots as Phase One of the development, 17 single family residential lots and four townhome lots. The Layout Plat identifies that 42 lots will be platted in Phase Two, 13 lots in Phase Three and the remaining 23 lots in Phase Four of the development.

On September 17, 2001, the City Council approved Layout Plat #01PL091 to subdivide the

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subject property into 117 residential lots. The applicant has submitted the revised Layout Plat leaving approximately ten acres along the eastern portion of the property as an unplatted balance.

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

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 Preliminary Plat identifies that nine lots 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.

Drainage Plan: The Engineering Division has indicated that a revised drainage plan must be submitted for review and approval. In particular, the drainage analysis must identify if the existing culvert located under S. D. Highway 79 has the capacity to adequately handle the additional flows created by the proposed development. Staff is recommending that a revised drainage plan be submitted for review and approval prior to Preliminary Plat approval.

Geotechnical Information: The Engineering Division has indicated that a geotechnical report must be submitted for review and approval. The Engineering Division has indicated that it appears that several of the proposed residential home sites will be located on fill requiring geotechnical observation and testing for these building sites. Staff is recommending that the geotechnical information be submitted for review and approval prior to Preliminary Plat approval to insure that the proposed lots are buildable.

Water Plans: The Engineering Division has indicated that a revised water plan must be submitted for review and approval prior to Preliminary Plat approval. In particular, the water plans must be revised to show the water line alignment in straight segments. In addition, the fittings must be modified and shown on the construction plans.

The Engineering Division has also indicated that some areas of the subject property located within Phase Four appear to be near or at an elevation of 3,300 feet. The Engineering Division has indicated water pressure concerns may exist for that portion of the subject property located above an elevation of 3,300 feet.

Temporary Turnarounds: The construction plans identify a temporary turnaround at the southern terminus of East Oakland Street on an adjacent property. Prior to Final Plat approval, a miscellaneous document must be recorded at the Register of Deed's Office granting an access easement for the construction of the temporary turnaround.

In addition, the Fire Department has indicated that the construction plans must be revised to show a temporary turnaround at the northern terminus of Smith Drive prior to Preliminary Plat approval.

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Non-access Easements: The Subdivision Regulations states that access must be taken from the lesser order street(s). East Oakland Street extends west from S. D. Highway 79 to Elm Avenue, through the subject property. East Oakland Street is classified as a collector road on the Major Street Plan. As such, the Engineering Division has indicated that the a non-access easement must be shown along the south 50 feet of the west lot line and the entire south lot line, except for the approved approach location, of Lot 4B, Block 2; the south 50 feet of the west lot line and the entire south lot line, except for an approved approach location, of Lot 7B, Block 2; the east 50 feet of the south lot line and the south 50 feet of the east lot line of Lot 1, Block 1; and the west 50 feet of the north lot line and the north 50 feet of the west lot line of Lot 4, Block 4.

Plat Labeling: The Preliminary Plat identifies a 25 foot front yard setback along each of the proposed lots. Staff is recommending that the 25 foot front yard setback be removed from the plat prior to Final Plat approval. In addition, the Emergency Services Communication Center has indicated that a revised road name for "Smith Drive" must be submitted for review and approval. The Emergency Services Communication Center has also indicated that road names for each of the streets within the balance of the subdivision must be submitted for review and approval upon submittal of the Preliminary Plat for each subsequent phase of the development.

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