

STAFF REPORT

April 25, 2002

No. 02PL039 - Preliminary and Final Plat

ITEM 59

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for George and Nancy Dunham
REQUEST	No. 02PL039 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	The unplatted portions of the E1/2 NE1/4 SE1/4, the W1/2 NE1/4 SE1/4 and the E1/2 NE1/4 of Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 through 14 of Block 1 and Lots 1 through 6 of Block 2 of Dunham Estates and dedicated public right of way shown as Ward Drive and Ward Court located in NE1/4 NE1/4 of Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20.6 acres
LOCATION	West of Sheridan Lake Road, north of Corral Drive, south of Nicklaus Drive and east of Parkridge Subdivision
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	Park Forest District/Low Density Residential District
West:	Low Density Residential District /Planned Residential Development
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	03/28/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be continued to the May 9, 2002 Planning Commission meeting to allow the applicant time to submit additional required information.

GENERAL COMMENTS: This Preliminary and Final Plat has been submitted to subdivide an approximately 20.8 acre site into twenty lots. The property is located east of the Parkridge Village development and adjacent to Nicklaus Drive. The property is characterized by areas of rolling terrain and other areas of fairly steep terrain. A large draw crosses the property from north to south. This area was identified on the Layout Plat that was approved by the

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City Council on September 17, 2001 as Phase 1. The lots in Phase 1 range in size from 0.61 acres to 3.1 acres. The applicant has also submitted a Subdivision Regulations Variance request (file #02SV020) and a rezoning request (file #02RZ020) in association with this Preliminary and Final Plat request.

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

Drainage: The applicant has submitted drainage information and grading plans for the proposed subdivision however, staff has noted areas of concern and is requesting that the applicant submit additional information prior to Planning Commission approval. This information should include a complete drainage report with calculations and supporting maps and assumptions used in the design and further details regarding how the additional runoff generated by the proposed development will be routed across the adjacent property to the east including the submission of any necessary agreements or easements with the adjacent property owner. Additionally, the Engineering Division has requested that the applicant provide drainage calculations, lot grading and finish floor elevations at locations where storm water flow may over top curbing.

The storm water sewer design plans show the use of a corrugated metal pipe as an outlet for drainage from Ward Drive. The adopted Rapid City Drainage Criteria Manual prohibits the use of corrugated metal pipes within subdivisions. Staff is recommending that the applicant provide documentation that supports and justifies the need for the use of the corrugated metal pipe at this location and request a Special Exception to the Rapid City Drainage Criteria Manual prior to Planning Commission approval of the Final Plat. The Engineering Division has also requested that the drainage easement that crosses Lots 1 through 8 of Block 1 be designated as a major drainage easement.

Sanitary Sewer: The Engineering Division has reviewed the applicant's design plans for the sanitary sewer and requested that the applicant provide a utility master plan for all phases of the proposed subdivision showing line locations and sizes, manhole locations and the connections being made to existing utility systems. The Engineering Division has also requested that the applicant revise the design plans eliminating the parallel sewer main proposed at the intersection of Ward Drive and Nicklaus Drive in accordance with the previous plans review comments. Staff has noted that the developer is responsible for completing the installation of all service line connections from the existing main in Nicklaus Drive to the property line of all lots fronting on Nicklaus Drive or posting financial surety in the amount necessary to cover the cost of those improvements. The engineer's subdivision estimate must also be adjusted to reflect the cost of the improvements.

Water Main: On December 22, 1999 FMG Engineering submitted to the City the Southwest Area Water Distribution System Study that identified the need for a water transmission line across the applicant's property. The study showed that the transmission line would be constructed between Meadowbrook Drive and Arrowhead Country Club crossing the applicant's property along the south side of Phase 1. The Engineering Division has indicated that the City will be developing preliminary engineering design plans showing a proposed alignment for the transmission line to coincide with the Ward Drive and Nicklaus

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Drive platted right of way alignments.

Section Line Right of Way: The plat submitted with this request shows that the applicant is proposing to vacate that portion of the section line right of way adjacent to the subject property. In addition, the applicant is proposing to leave a 25 foot reserve strip of land between the east lot line of Lot 1 of Block 1 and the section line and has requested a Variance to the Subdivision Regulations to allow for the reserve strip of land. The Master Plan submitted with the Layout Plat previously approved by the City Council for this property showed a 25 foot reserve strip of land located between Lots 1 and 2 of Block 1 that provided access to the open space identified along the east side of the subject property. However, it appears that the open space has been removed in conflict with the approved Layout Plat master plan. Staff has requested that the applicant provide a revised master plan for the entire property to identify the function of the reserve strip. The applicant has indicated that the section line highway along the west side of Section 15 from the section corner south to the section quarter line has previously been vacated. Staff is requesting that the applicant revise the plat indicating the portion of the section line highway that was previously vacated.

Street Widths: The road design plans submitted with this Preliminary and Final Plat request showed right of way and pavement width sufficient to accommodate on-street parking along Ward Court; however, the turnaround diameter shown meets the criteria for a local residential street with no on-street parking allowed. The applicant has indicated that the on-street parking allowed along the straight section of Ward Court provides sufficient parking to meet the requirements of the common use visitor parking section of the Street Design Criteria Manual. However, the Fire Department has indicated that in a subdivision where the City has allowed the combination of sections of a roadway that allow on-street parking on portions of the roadway and areas where parking is not allowed has created confusion to the residents and visitors of the subdivision. The Fire Department has found that even when the section of road that precludes on-street parking has signs posted indicating no parking that on-street parking still occurs. This becomes a significant problem for the Fire Department in cul-de-sacs. Therefore, staff is recommending that the applicant revise the road design plans and the plat to reflect either roadway and right of way widths that preclude on-street parking or increase the diameter of the cul-de-sac to allow for on-street parking. If the plans are revised to preclude on-street parking, common use visitor parking that complies with the requirements of the Street Design Criteria Manual must be provided elsewhere within the subdivision.

Wildland Fire Mitigation Plans: The Fire Department has indicated that portions of the proposed subdivision may require Wildland Fire Mitigation Plans. Staff is requesting that the applicant work with the Fire Department to identify those areas and develop the appropriate Wildland Fire Mitigation Plans.

Street Lights: The Subdivision Regulations require that at the time of platting that street lights be provided within a subdivision. The design plans submitted with this request do not have any provision for street lights. Staff is recommending that the applicant revise the plans to include street lights or request a variance to the Subdivision Regulations waiving the requirement to install street lights.