

STAFF REPORT

May 9, 2002

No. 02PL040 - Preliminary and Final Plat

ITEM 10

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 02PL040 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	NE1/4 NW1/4; N1/2 NE1/4 less NW1/4 NW1/4 NE1/4 and less NE1/4 NW1/4 NE1/4 and less NW1/4 NE1/4 NE1/4; NW1/4 NW1/4; SE1/4 NW1/4 less the west 460 feet of the south 990 feet and less Lot H1; SW1/4 NW1/4 less the south 990 feet, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1-6 of Block 1; Lot 1 of Block 2; Lots 1-20 of Block 3, Lots 1-14 of Block 4; Lot 1 of Block 5, of Eastridge Subdivision and dedicated Enchantment Road, Eastridge Drive, Sally Court, and major drainage easements located in the NW1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 44.3 acres
LOCATION	West of Fifth Street
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential w/Planned Residential Development
East:	General Agriculture District
West:	General Agriculture District/Low Density Residential District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	04/12/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be continued to the June 6, 2002 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

The applicant has submitted a Preliminary and Final Plat to subdivide the subject property

STAFF REPORT

May 9, 2002

No. 02PL040 - Preliminary and Final Plat

ITEM 10

into 42 residential lots to be known as Eastridge Estates Subdivision. In addition, the applicant has submitted a Variance to the Subdivision Regulations to allow a lot more than twice as long as wide and a Special Exception to allow one road to serve as exclusive access to more than 40 dwelling units. The applicant has also submitted a Rezoning request to rezone the subject property from General Agriculture District to Low Density Residential District with a Planned Development Designation. (See companion items #02SV022, 02RZ023 and 02PD014.)

On November 19, 2001, the City Council approved Layout Plat 01PL112 to subdivide the subject property into 33 residential lots. The property is located at the northern most terminus of Enchantment Road and is currently void of any structural development.

STAFF REVIEW:

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

Zoning: The property is currently zoned General Agriculture District requiring a minimum 20 acre lot size for residential development. The proposed plat identifies lots ranging in size from .508 acres to 3.077 acres. The South Robbinsdale Neighborhood Area Future Land Use Plan identifies the appropriate use of the property as a Planned Residential Development with a maximum density of 6.7 dwelling units per acre. Rezoning the subject property to Low Density Residential Development as proposed does not conflict with the adopted Future Land Use Plan. Prior to Final Plat approval, the property must be rezoned to Low Density Residential District or a Variance must be obtained to waive the lot size requirement. In addition, a Planned Development Designation must be approved for the subject property.

Lot Configuration: The Subdivision Regulations state 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 twelve of the lots have a length twice the distance of the width. As previously indicated, the applicant has submitted a Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide. Prior to Final Plat approval, the Variance to the Subdivision Regulations must be obtained or the plat must be revised to comply with the length to width requirement.

Master Plan: As previously indicated, a Layout Plat was approved by the City Council in November, 2001 to create a 33 lot residential development. The Preliminary and Final Plat proposes to create a 42 lot residential development. In addition, the Preliminary and Final Plat has been revised to eliminate the extension of Sally Court to the west lot line. As such, the Engineering Division has indicated that a revised Master Plan must be submitted for review and approval. In particular, the road connection to the west and east must be provided as previously reviewed and approved by the City Council.

Currently, Enchantment Road serves as exclusive access to six lots. The Layout Plat identified the road extension(s) of two additional roads from the northern terminus of Enchantment Road to serve as exclusive access to the proposed development resulting in 39 lots being served by one point of access. The revised Preliminary and Final Plan,

STAFF REPORT

May 9, 2002

No. 02PL040 - Preliminary and Final Plat

ITEM 10

proposing to create nine additional lots, will result in 48 lots being served by one point of access. On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". The applicant has requested a Special Exception to allow more than 40 dwelling units to be served by one point of access. However, the applicant has not demonstrated that any special circumstance(s) exist to allow the exception. In addition, the Layout Plat demonstrates that the subject property can be subdivided and not exceed forty dwelling units exclusively accessed from one street. As such, staff cannot support the Special Exception as requested, and is recommending that the Preliminary and Final Plat be continued to the June 6, 2002 Planning Commission meeting to allow the applicant to submit a Master Plan addressing the issues as outlined above.

Water: Currently, the Highway 16 water zone serves the Enchantment Hills Phase Four Subdivision located directly west of the subject property. The Engineering Division has indicated that the Highway 16 water zone was allowed as an interim connection until such time as the Terracita water zone was extended to the area. The applicant's water plan identifies the extension of the Highway 16 water zone to the subject property in lieu of the Terracita water zone as shown on the City's Utility Master Plan. The Engineering Division has indicated that existing pressure and supply concerns with the Highway 16 water zone preclude the zone from being extended to serve the subject property. The Engineering Division has also indicated that the applicant must submit a revised water plan showing the extension of the Terracita water zone to the subject property or a hydraulic study must be submitted demonstrating that the Highway 16 water zone will function correctly to serve the proposed development.

The Engineering Division has also indicated that the City's Utility Master Plan shows parallel mains for the South Robbinsdale water zone and the Terracita water zone extension along a portion of Eastridge Road. The applicant's water plan currently provides an approximate one foot separation between the lines. The Engineering Division has indicated that the water plans must be revised to provide a minimum two foot separation with all appropriate restraints provided. The Engineering Division has also indicated concern with the pressure reducing valve (PRV) operating range and is requesting confirmation and adjustment upsizing if needed. In addition, the applicant must demonstrate that fire flows and peak rate demands are being met.

Staff is recommending that the Preliminary and Final Plat be continued to allow the applicant to submit a revised Utility Master Plan addressing the issues as identified above and including off-site water improvements as needed.

Wastewater: The sewer plan identifies that the proposed development will be served by on-site wastewater system(s). In addition, dry sewer will be installed to allow the lots to be connected to City sewer when it becomes available to the property. The Engineering Division has indicated that the sewer plans must be revised to show the extension of the sewer lines to the west lot line in alignment with Sally Court as previously shown on the Layout Plat. In addition, the service lines must be shown extending from the front of the

STAFF REPORT

May 9, 2002

No. 02PL040 - Preliminary and Final Plat

ITEM 10

proposed residences not to the rear as currently shown on the sewer plans. The Engineering Division has also indicated that the sewer plans must be revised to show the connection of sewer lines to Enchantment Road. In addition, the sewer plans must be revised to show the extension of the sewer main across the entire frontage of the proposed lots. In addition, the Sewer Master Plan must be revised to include the area located directly north of the subject property, demonstrating that the adjacent property can be sewered by gravity through the subject property. In addition, the plat must be revised to identify a utility easement on each lot for the proposed drainfield location(s). As such, staff is recommending that the Preliminary and Final Plat be continued to allow the applicant to submit a revised Utility Master Plan and to revise the plat accordingly.

Drainage: The Engineering Division has indicated that the drainage plan identifies an inter-basin transfer between the South Robbinsdale Drainage Basin and the South Truck By-Pass Route Drainage Basin. Transfer of storm water between drainage basins is not allowed. As such, the grading and drainage plans must be revised to eliminate the transfer. In addition, the drainage plan must address flows from the property located directly west of the subject property. The Engineering Division has also indicated that drainage easement(s) on the plat must be revised accordingly. Staff is recommending that the Preliminary and Final Plat be continued to the June 6, 2002 Planning Commission meeting to allow the applicant to revise the grading and drainage plan as identified and to revise the plat accordingly.

Section Line: As identified during the review of the Layout Plat, a section line highway is located along the west lot line of the subject property. To date, road construction plans for the section line highway have not been submitted for review and approval. In addition, the applicant has not requested to vacate the section line highway nor has a Variance to the Subdivision Regulations to waive the street improvement requirements been submitted for review and approval. The Engineering Division has also indicated that the construction plans must be revised to show the existing overhead electric line located within the section line highway. Staff is recommending that the Preliminary and Final Plat be continued to the June 6, 2002 Planning Commission meeting to allow the applicant to address the section line highway issue and to revise the construction plans to show the electric line and any other existing utilities.

Enchantment Road: Enchantment Road, extending north from the Enchantment Hills Subdivision, serves as legal access to the property. That portion of Enchantment Road located within the proposed subdivision is classified as a collector road on the Major Street Plan. As such, the Engineering Division has indicated that the plat must be revised to show a non-access easement along Enchantment Road except for the approved approach location(s).

Dan Christy Lane: Dan Christy Lane extends north off of Catron Boulevard intersecting with Enchantment Road. The South Dakota Department of Transportation has indicated that the South Dakota Department of Transportation and the applicant are currently negotiating a cost sharing agreement that will require the "developer" to pay one-fourth of the construction costs for an east bound left turn lane if and when deemed necessary by the South Dakota Department of Transportation. The applicant also owns the properties located north and

STAFF REPORT

May 9, 2002

No. 02PL040 - Preliminary and Final Plat

ITEM 10

west of the subject property. The South Dakota Department of Transportation has indicated that any additional development of the adjoining properties may require that the applicant contribute additional fees to the improvements along Catron Boulevard. Prior to Final Plat approval, the cost sharing agreement must be executed as required by the South Dakota Department of Transportation.

Fire Department: The Fire Department has indicated that the proposed fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access.

Plat Labeling: The Emergency Services Communication Services has indicated that a revised road name for "Eastridge Road" must be submitted for review and approval. Currently, several road names within Rapid City and the surrounding area have "Ridge" incorporated into the name. In addition, the Register of Deed's Office has indicated that the plat title must be revised to include "Estates" into the lot and block description. Prior to Final Plat approval, an alternate road name must be reviewed and approved by the Emergency Services Communication Center and the plat labeling must be revised as identified above.

Staff is recommending that the Preliminary and Final Plat be continued to the June 6, 2002 Planning Commission meeting to allow the applicant to submit additional information as outlined above.