

STAFF REPORT

August 8, 2002

No. 02PL068 - Layout, Preliminary and Final Plat

ITEM 10

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Kelly Construction
REQUEST	No. 02PL068 - Layout, Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	Lot 3 of Pine View Terrace, located in the NW1/4 of the SE1/4 and in the SW1/4 of the SE1/4, Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A thru M of Lot 3, Pine View Terrace, located in the NW1/4 of the SE1/4 and in the SW1/4 of the SE1/4, Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.22 acres
LOCATION	Northwest of the intersection of Park Drive and Wonderland Drive
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Public District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	06/28/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

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

Engineering Division Recommendations:

- 1. Prior to Final Plat approval by the City Council, the plat shall be revised to include the dedication of an additional 17 feet of right of way along the Park Drive frontage and a triangular area of right of way in the northwest corner of the intersection of Park Drive and Wonderland Drive;**
- 2. Prior to City Council approval of the Final Plat, a Subdivision Improvements**

STAFF REPORT

August 8, 2002

No. 02PL068 - Layout, Preliminary and Final Plat

ITEM 10

- Estimate shall be submitted that includes the cost for the mill and overlay of Park Drive for a minimum of 900 linear feet of Park Drive. The overlay shall be required between stations 0+00 and 9+00 shown on the design plans;
3. Prior to City Council approval of the Final Plat, a Subdivision Improvements Estimate shall be submitted that includes the cost for a minimum of 200 linear feet of bike path along the Park Drive frontage and for the repair and/or replacement of any existing sidewalk damaged along Park Drive and Wonderland Drive as a result of the utility service construction;
 4. Prior to City Council approval of the Final Plat, the applicant shall provide detailed traffic control plans for the proposed work within the Park Drive right of way;
 5. Prior to City Council approval of the Final Plat, the plat shall be revised to include non-access easements along the frontage of Park Drive and Wonderland Drive. The non-access easement shall extend along the south lot line of Lot 6B for a minimum distance of 70 feet and along the east lot line of Lot 6B for a minimum distance of 125 feet;
 6. Prior to City Council approval of the Final Plat, the plat shall be revised to include additional drainage easements on Lots 3B, 4A, 4B and 5A;
 7. Prior to City Council approval of the Final Plat, the design plans shall be revised to include the provision of sidewalk along the Wonderland Drive frontage or the applicant shall obtain a Subdivision Variance waiving the requirement to construct the sidewalk;
 8. Prior to City Council approval of the Final Plat, the design plans shall be revised to include the provision of street lights and street identification and regulatory signage in accordance with the Street Design Criteria Manual;

Fire Department Recommendations:

9. Prior to the start of any building construction, fire hydrants shall be installed and operational;
10. Prior to the start of any building construction, wildland fire mitigation shall be completed as required by the Fire Department;
11. All provisions of the Uniform Fire Code shall be continually met;

Urban Planning Division Recommendations:

12. Prior to Final Plat approval, the applicant shall obtain approval of the Final Planned Residential Development;
13. All provisions of the Off-Street Parking Ordinance and the parking requirements included in the Street Design Criteria Manual shall be continually;
14. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid; and,
15. 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: This item was continued from the July 25, 2002 Planning Commission meeting. (Updates to the staff report are shown in bold.) This Layout, Preliminary and Final Plat proposes to subdivide a 6.22 acre tract into twelve townhouse lots

STAFF REPORT

August 8, 2002

No. 02PL068 - Layout, Preliminary and Final Plat

ITEM 10

and one single family dwelling lot. The property is located in the southwest quadrant of the intersection of Park Drive and Wonderland Drive. The lots range in size from 0.176 acres to 2.097 acres. The site plan submitted with this request shows that the townhouse lots will all be located adjacent to Park Drive and the single family dwelling lot will be accessed from Wonderland Drive.

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

Zoning: The subject property is currently zoned Public Zoning District. The plans submitted with this request show that the applicant is proposing to subdivide the property into twelve townhouse lots and one single family residential lot. Townhomes are permitted in the Low Density Residential II, Medium Density Residential, and High Density Residential Zoning Districts and within Planned Residential Developments. The applicant has submitted a request to rezone the property to Low Density Residential Zoning District (file #02RZ035) with a Planned Residential Development overlay (file #02PD031). Prior to Final Plat approval for residential development of the subject property the applicant must obtain approval of the rezoning request and the Planned Residential Development request.

Right Of Way: The Engineering Division has noted that the platting of property along Park Drive will require the dedication of an additional 17 feet of right of way. Park Drive is classified as an arterial road on the adopted Major Street Plan and as such requires a total right of way width of 100 feet. Currently, the Park Drive right of way abutting the subject property is 66 feet wide. The applicant is responsible for dedicating half of the width required by the Street Design Criteria Manual and the remaining width will be obtained when the property on the east side of Park Drive is subdivided.

In addition, the Engineering Division is requesting that the applicant dedicate a triangular area of right of way in the northwest corner of the intersection of Park Drive and Wonderland Drive for future intersection improvements.

Parking: The Street Design Criteria Manual precludes on-street parking along an arterial road. Prior to Final Plat approval, the applicant must show how the off-street parking requirements in Section 17.50.270 of the Rapid City Municipal Code and in the Street Design Criteria Manual will be met.

Utilities: The Engineering Division has noted that existing sanitary sewer and water mains are located along the east side of the Park Drive right of way. The applicant's design plans propose to construct a parallel sanitary sewer main along the west side of Park Drive that connects with the existing main at the north end of the subject property. The plans also show that water service lines for four of the townhouse units would be tied directly into the existing water main on the east side of Park Drive while six of the units would be serviced from a new fire hydrant located on the west side of Park Drive. The utility plans submitted with this request show that four utility trenches across Park Drive will be necessary.

The Engineering Staff is recommending that the utility plans be revised to eliminate the

STAFF REPORT

August 8, 2002

No. 02PL068 - Layout, Preliminary and Final Plat

ITEM 10

proposed parallel sanitary sewer main along the west side of Park Drive and install service connections from the existing mains on the east side of Park Drive if the invert elevation of the existing sanitary sewer line and proposed building elevations allow. In addition, staff is recommending that the four service lines (one water and sewer for each townhouse unit) be placed in one trench requiring a total of five trenches across Park Drive. In the case where residences cannot utilize a gravity sewer service line to the existing main and a parallel sanitary sewer main is necessary on the west side of Park Drive the main must be constructed within a private utility easement and be maintained by the Homeowner's Association. The numerous pavement cuts will require that upon completion of the utility improvements that Park Drive be overlaid between the southern most utility cut and the northern most utility cut. In addition, the design plans should include the provision for repair or replacement of any existing sidewalk damaged along Park Drive and Wonderland Drive as a result of the utility service construction. **The applicant has submitted revised plans as requested by the Engineering Division. The Engineering Division has reviewed the plans and noted further minor corrections. Staff is recommending that prior to City Council approval of the Final Plat that the applicant address the redline comments and submit revised design plans.**

The subject property is located in close proximity to the Corral Drive Elementary School and Southwest Middle School. Staff is recommending that the applicant provide detailed traffic control plans for the proposed work within the Park Drive right of way to ensure that the school traffic will be able to safely access the schools.

Drainage: The Engineering Division has noted that the drainage evaluation submitted with this plat request is not complete. The applicant must consider other sources of runoff coming onto the site in addition to the flow from the detention pond located to the south of the subject property. In addition, staff is recommending that the design include evaluations of the two year and ten year storm flows to determine if any additional channel stabilization and drainage easements may be necessary. **The Engineering Division has reviewed the applicant revised drainage information and requested that the applicant revise a portion of the drainage easement in accordance with the grading plan.**

Sidewalk: The Subdivision Regulations require that sidewalks be constructed on both sides of public and private streets in conformity with the design standards in the Street Design Criteria Manual. The applicant's site plan does not include the required sidewalk along the Wonderland Drive frontage. Staff is requesting that the applicant revise the site plan to include the provision of sidewalk along the Wonderland Drive frontage or obtain a Subdivision Variance waiving the requirement to construct the sidewalk.

Fire Department Concerns: The Fire Department Staff have noted that the subject property is located on the fringe of a wildland fire hazard area and that a wildland fire mitigation plan must be developed. The plan must be submitted for approval by the Fire Department prior to Final Plat approval and all fuel mitigation must be completed prior to any construction with flammable materials on the lots. The Fire Department has also noted that exterior building materials must be of limited combustibility due to the location of the proposed development in close proximity to a wildland fire hazard area.

STAFF REPORT

August 8, 2002

No. 02PL068 - Layout, Preliminary and Final Plat

ITEM 10

Park Drive Access Concerns: As mentioned previously, the subject property is located on the west side of Park Drive north of Corral Drive Elementary School and Southwest Middle School. The school complex has two approaches from Park Drive. Vehicular traffic enters the school complex at the north approach and exits the complex at the south approach. During the morning drop-off and afternoon pick-up periods, traffic congestion along Park Drive is a major problem. Traffic backs-up on Park Drive both to the south and the north at both approaches for several hundred feet while students are being dropped off or picked up from school. Staff is very concerned with the applicant's proposal to develop townhouse lots along Park Drive that take direct access onto Park Drive. Staff would like the applicant to consider developing the townhouse lots with parking courts rather than standard driveways where vehicles back into the right of way. At minimum, shared approaches for properties taking access directly from Park Drive will be required. The Engineering Division has noted that a minimum distance of 105 feet between shared approaches will be required. **The applicant has submitted revised plans showing parking courts rather than standard driveways and shared approaches as requested. The redesigned parking courts provide sufficient room for vehicles to maneuver on the property and enter the Park Drive right of way in a forward direction.**