

STAFF REPORT

August 8, 2002

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**No. 02PL076 - Layout, Preliminary and Final Plat**

**ITEM 15**

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GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering Co. for Gordon Howie
REQUEST	<b>No. 02PL076 - Layout, Preliminary and Final Plat</b>
EXISTING LEGAL DESCRIPTION	The balance of Tract T of Trailwood Village located in the NE1/4 of the SE1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 16 thru 24 of Block 14; Lots 7 thru 19 of Block 15; located in the NE1/4 of the SE1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 83.79 acres
LOCATION	Shad Street
EXISTING ZONING	County - Planned Urban Development
SURROUNDING ZONING	
North:	County - Suburban Residential District
South:	County - Planned Urban Development
East:	Suburban Residential District
West:	County - Suburban Residential District
PUBLIC UTILITIES	Rapid Valley water and sewer
DATE OF APPLICATION	07/12/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Layout, Preliminary and Final Plat be continued to the August 22, 2002 Planning Commission meeting to allow the applicant time to submit additional required information.

GENERAL COMMENTS: The applicant has submitted this Preliminary and Final Plat to create 22 additional residential lots in the Trailwood Village Planned Unit Development. The property is located northwest of the intersection of Mercury Drive and East 53<sup>rd</sup> Street. The Preliminary and Final Plat proposes that Shad Street will be extended to provide access for the proposed lots.

On May 6, 2002 the City Council approved a Layout Plat (file #02PL033) for the subject

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---

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---

property. During the Layout Plat review staff noted that with the approval of the Layout Plat the total number of dwelling units taking exclusive access from Mercury Drive would be 52 units. In addition, the approved Development Plan showed that when platting of this phase of Trailwood Village Subdivision was completed a total of 77 dwelling units would be developed with only one means of access. The applicant subsequently submitted a request for a Special Exception to the Street Design Criteria Manual to allow 77 dwelling units to take access from one street (file #02SE002). This request was approved by the City Council on June 17, 2002.

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

**Drainage:** The Engineering Division has reviewed the drainage and grading plans that were submitted with this Preliminary and Final Plat request and noted several plan revisions that must be completed. Staff has returned the redlined plans and review comments to the applicant. The applicant submitted the drainage calculations for the proposed subdivision on July 26, 2002. The Engineering Division has indicated that they are in the process of reviewing this information.

**Utility Master Plan:** The Rapid Valley Sanitary District as well as the Rapid City Engineering Division has noted that a utility master plan is necessary as a part of this platting to identify looping and redundancies in the existing and proposed water system. In addition, the Department of Environment and Natural Resources requires that sewer capacity calculations be provided whenever sanitary sewer mains are constructed. The Engineering Division has also requested that the applicant provide calculations showing that the sanitary sewer main in Reservoir Road can accommodate the additional flows generated by the development of the proposed 22 lots.

**Geotechnical Data:** The Engineering Division has noted that a geotechnical report for the pavement design of Shad Street is required.

**Street Names:** The Layout Plat submitted with this request shows that future platting will result in Shad Street looping around to the southeast and connecting with Mercury Drive. Staff has noted that a conflict in street names will result when Shad Street extends to Mercury Drive. Staff is recommending that the applicant review the master plan for this subdivision and take appropriate actions to rectify this potential street naming problem.

**Temporary Turnaround:** The street design plans submitted with this Preliminary and Final Plat request show that Shad Street will be extended for approximately 760 feet. The approved development plan for this phase of the Trailwood Village Subdivision shows that when fully developed Shad Street will connect with Mercury Drive. The Rapid City Street Design Criteria Manual requires that cul-de-sac streets and dead-end streets be constructed with a turnaround at the closed end of the street as well as intermediate turnarounds at intervals not to exceed 600 feet. The design plans for the extension of Shad Street show that a temporary turnaround will be constructed at the west terminus of Shad Street. Staff is

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recommending that the applicant revise the street design plans to include a temporary intermediate turnaround in accordance with the requirements of the Street Design Criteria Manual.