

STAFF REPORT

March 6, 2003

No. 03PL018 - Preliminary and Final Plat

ITEM 41

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Hart Ranch Development Company
REQUEST	No. 03PL018 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	Spring Creek Arena Parcel located in SE1/4 of Section 13, T1S, R7E, BHM, and in SW1/4 of Section 18, T1S, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tracts A, B and C of Spring Creek Arena Parcel of Hart Ranch Development, located in SE1/4 of Section 13, T1S, R7E, BHM, and in SW1/4 of Section 18, T1S, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 91.827 acres
LOCATION	Along Arena Drive
EXISTING ZONING	Planned Unit Development
SURROUNDING ZONING	
North:	Planned Unit Development
South:	Planned Unit Development
East:	Planned Unit Development
West:	Planned Unit Development
PUBLIC UTILITIES	Community Sewer and Water
DATE OF APPLICATION	02/05/2003
REPORT BY	Tom Kurtenbach

RECOMMENDATION: Staff recommends that the Preliminary/Final Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, the plat shall identify whether Arena Drive is a right of way or private easement;
2. Prior to Preliminary Plat approval by the City Council, the applicant shall submit engineering plans for curb, gutter, sidewalks, water, sewer and street light conduit along that portion of Arena Drive lying within the Three Mile Platting Jurisdiction of Rapid City, or obtain a Variance to the Subdivision Regulations waiving the subdivision improvements;

Urban Planning Division Recommendations:

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3. Prior to Final Plat approval by the City Council, a subdivision estimate form for any uncompleted subdivision improvements shall be submitted for review and approval; and,
4. Prior to Final Plat approval by the City Council, surety for any uncompleted improvements shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat request to subdivide one existing parcel into three tracts, Tracts A, B and C. The east lot lines of the three tracts abut Arena Drive. The west lot lines of Tracts B and C abut a north-south coursing 100 foot wide power line easement. A north-south section line highway traverses the three proposed lots. An east-west section line highway abuts the south lot line of proposed Tract A. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement for pavement, curb, gutter, sidewalk, water, sewer and street light conduit for that portion of Arena Drive lying within the Three Mile Platting Jurisdiction of Rapid City (See companion item #03SV009).

The Hart Ranch Planned Unit Development was originally created in 1983 to allow a mixed use of residential, commercial and agriculture uses throughout the 13,058 acres of Hart Ranch. A change to the original Planned Unit Development is proposed with Pennington County Ordinance Amendment Number PUD 02-09 to allow Rapid Christian School to be located on a portion of the Spring Creek Arena Parcel. A second reading of this ordinance amendment was approved by the Pennington County Commission on February 11, 2003.

Staff understands that the proposed school will be a seventh through twelfth grade school with approximately 480 students. The school will consist of a football field, track, softball field and the main classroom building. The arena building will be renovated for classrooms, offices, gymnasium and an auditorium. Currently, National American University is utilizing the arena and has another three years remaining on their contract.

Staff has reviewed the Subdivision Regulations Variance request and has determined that a small portion of the plat exists within the Three Mile Platting Jurisdiction of Rapid City. A triangular shape bounded by approximately 40 feet along Arena Drive, 98 feet along the Three Mile Platting Jurisdiction boundary line, and 98 feet along the northern most boundary of the proposed plat falls within the City platting jurisdiction. The area within the City platting jurisdiction incorporates an area of approximately 1,960 square feet.

Staff's review of the proposed plat does not address the area outside the City platting jurisdiction boundary, including the north-south section line highway, the east-west section line highway, the 100 year flood plain, and miscellaneous easements.

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

Arena Drive Right Of Way Width: For that portion of Arena Drive lying within the Rapid City Three Mile Platting Jurisdiction, Staff supports a right of way width of 52 feet, the standard for a subcollector street with parking on two sides. The plat document submitted by the

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applicant identifies an approximate 68 feet width for Arena Drive, but does not identify whether Arena Drive is constructed within a designated right of way. Prior to Preliminary Plat approval by the City Council, the plat shall be revised to identify whether Arena Drive is constructed within a designated right of way.

Arena Drive Improvements: Arena Drive abuts the east property line of the subject property, and is currently an asphalt paved road without curb, gutter, sidewalks, water, sewer and street light conduit. The road serves as access from Spring Creek Road to the Spring Creek Arena that occupies the Spring Creek Arena Parcel. The Subdivision Regulations require that at the time of platting the abutting streets shall be improved to City standards, or a Subdivision Regulation Variance shall be obtained to waive the requirement for improvements. Staff recommends that prior to Preliminary Plat approval by the City Council, the applicant shall submit engineering plans for the subdivision improvements for review and approval, or obtain a Variance to the Subdivision Regulations waiving the requirement for curb, gutter, sidewalks, water, sewer and street light conduit along that portion of Arena Drive lying within the Three Mile Platting Jurisdiction of Rapid City.

Although only a portion of Arena Drive lies within the City platting jurisdiction, Staff has noted that the length of Arena Drive from Spring Creek Road to the southern extent of the subject property is approximately 4,000 feet in length. The Street Design Criteria Manual specifies a maximum cul-de-sac length of 1,200 feet, with a turnaround at the closed end, and intermediate turnarounds required every 600 feet. Future annexation may eventually extend the Rapid City boundary to the south, and the length of the Arena Drive may be evaluated with future platting in this area.

Spring Creek Road/Neck Yoke Road/U.S. Highway 16: The Rapid City Christian High School Traffic Impact Study was completed by HDR Engineering, Inc. on January 24, 2003. The study has identified off site improvements at U.S. Highway 16 and Neck Yoke Road until a grade separated interchange is constructed. These improvements include an exclusive left turn lane for both the east bound and west bound approaches from Neck Yoke Road onto U.S. Highway 16, and U.S. Highway 16 onto Neck Yoke Road. HDR recommended that the improvements not be installed because they are off site, and that the signal controls necessary would deter from the South Dakota Department of Transportation's intent to provide free flow movement on U.S. Highway 16 within this corridor.

Spring Creek Road is currently identified as a principal arterial street in the Major Street Plan. Any platting adjacent to Spring Creek Road will require dedication of additional right of way to a minimum of 100 feet of total right of way.

Arena Drive to Spring Creek Road is the sole ingress/egress to the subject property. Staff has considered the possibility of floodwaters or wildfire threatening those who may be occupying the subject property. Previous flood events have isolated individuals on the south side of Spring Creek. Wild land fires during the summer of 2002 raised concerns with the evacuation of residents in the area south of the subject property. For these reasons, Staff strongly encourages the applicant to consider providing alternative access for emergency

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ingress/egress to the subject property.

Section Line Highways: Staff review of the proposed plat indicates that both the east-west and north-south section line highways lie outside the Rapid City Three Mile Platting Jurisdiction. The applicant has requested a Pennington County Subdivision Regulations Variance to waive the requirement for improvements to the section line highways. The Pennington County Planning Staff recommended that the Subdivision Regulations Variance to waive the section line highway improvements be approved. As was discussed above, Staff recommends that consideration be given to an alternative access for emergency ingress/egress to the subject property. The only other alternate legal access identified for this development is the unimproved east-west section line highway. As such, Staff recommends that the section line highway be reserved and maintained unless another emergency access route is identified.

Sewer, Water and Fire Protection: Currently the subject property is served by a lagoon wastewater system and a community well. All of the existing structures are located outside of the portion of the subject property located within the City's Three Mile Platting Jurisdiction. For that reason, the City Staff has not reviewed any issues relative to sewer, water or fire protection.

Staff believes that the proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.