

STAFF REPORT

February 6, 2003

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**No. 03PL002 - Preliminary and Final Plat**

**ITEM 32**

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GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Larry Lewis and Kenneth Kirkeby
REQUEST	<b>No. 03PL002 - Preliminary and Final Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 19R2 of Fairway Hills Planned Residential Development and all of Tract SB of Springbrook Acres located in the SW1/4 NE1/4, NW1/4 SE1/4 and SE1/4 NW1/4 of Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Parcel A of Tract SB of Springbrook Acres Addition, Tract SB Revised of Springbrook Acres Addition, and Lot 19R3 of Fairway Hill PRD located in the SW1/4 NE1/4, NW1/4 SE1/4, and SE1/4 NW1/4 of Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 65.92 acres
LOCATION	East of Fairway Hills and Sandstone Ridge Subdivision
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Medium Density Residential District/Planned Residential Development
South:	Park Forest District
East:	Park Forest District
West:	Medium Density Residential District/Planned Residential Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	01/10/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

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### Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, road construction plans for the cul-de-sac at the end of Holiday Lane shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In particular, the construction plans shall show the extension of water, sewer, street light conduit, curb, gutter, sidewalk and pavement;
2. A Special Exception to waive the requirement to dedicate right-of-way for the Holiday Lane cul-de-sac is hereby granted with the stipulation that upon approval of an Initial and Final Planned Residential Development, right-of-way for the cul-de-sac or possible road extension be dedicated;
3. Prior to Preliminary Plat approval by the City Council, construction plans for Estates Drive and Foothills Drive providing a minimum 49 foot wide right-of-way with a 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;

### Urban Planning Division Recommendations:

4. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
5. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

### GENERAL COMMENTS:

The applicant has submitted a Preliminary and Final Plat to subdivide a 1.68 acre lot and a 63.130 acre parcel into three lots. The proposed lots will be 14.92 acres, 27 acres and 24 acres in size, respectively, and will be known as Parcel A, Lot 19R3 and Tract SB Revised. Currently, a single family residence and a stable are located on proposed Lot 19R3. The balance of the property is void of any structural development.

The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to improve any of the adjacent roadways. The applicant is proposing to delay these improvements until such time as the vacant lots, Parcel A and Tract SB Revised, are developed. As such, the applicant has also submitted a Planned Development Designation request for proposed Parcel A and a second Planned Development Designation request for Tract SB. (See companion items #03SV005, 03PD002 and 03PD003.)

On January 20, 2003, the City Council, acknowledged the applicant's request to deny without prejudice a Preliminary and Final Plat to subdivide the subject property into two lots leaving a non-transferable balance. In addition, the City Council acknowledged the applicant's request to deny without prejudice a Variance to the Subdivision Regulations to allow a sidewalk along one side of the Holiday Lane cul-de-sac. (File # 02PL006 and #02SV006.)

### STAFF REVIEW:

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

Access: Byrnwood Drive serves as legal access to Lot 19R3 and is currently built to City standards. Holiday Lane serves as access to Parcel A located in the northern portion of the subject property. Holiday Lane, extending west from Parcel A, is also currently built to City standards. (Please note, a Variance to the Subdivision Regulations was previously obtained to allow a sidewalk along one side of Holiday Lane for the property located west of this site.) A temporary turnaround currently exists on the subject property at the end of Holiday Lane. The Engineering Division has indicated that the plat must be revised to show the dedication of public right-of-way for the cul-de-sac. In addition, road construction plans for the cul-de-sac must be submitted for review and approval. As previously indicated, the applicant is requesting that the road improvements be delayed until such time as an Initial and Final Planned Residential Development is submitted for review and approval. The applicant should be aware that during the review of the Planned Residential Development, consideration will be given as to whether Holiday Lane should be extended to the north lot line to provide road connectivity to the adjacent property or constructed as a permanent cul-de-sac. In addition, intermediate turnarounds will be required if Holiday Lane exceeds 600 feet in length. The applicant has also requested that a Special Exception be granted to waive the requirement to dedicate right-of-way for the cul-de-sac as a part of this plat document. Staff recommends that the Special Exception be granted since the right-of-way issue will be addressed as a part of any Initial and Final Planned Residential Development for the property.

Estates Drive and Foothills Drive serve as legal access to proposed Tract SB Revised. On July 1, 1985 a Preliminary and Final Plat was approved dedicating both roadways as fifty foot wide public rights-of-way. Currently, Estates Drive is an approximate 12 foot wide dirt road. The construction of Foothills Drive, an approximate 20 foot wide paved road, stops approximately 80 feet south of the subject property. The Engineering Division has indicated road construction plans for the two roads must be submitted for review and approval or a Variance to the Subdivision Regulations must be approved. The applicant is requesting that road improvements for Estates Drive and Foothills Drive be delayed until such time as an Initial and Final Planned Residential Development is submitted for review and approval. The applicant should be aware that upon submittal of the Planned Residential Development, road construction plans for the two streets must be submitted for review and approval.

Fire Department: The Fire Department has indicated that the property is located in a moderate to high Wild Fire Hazard Area. As such, the Fire Department has indicated that the applicant must work with the Fire Department to design and implement a Fire Mitigation Plan prior to approval of a Final Development Plan.

The Fire Department has also indicated that any private driveways in excess of 150 feet must provide an emergency turnaround area to accommodate Fire Department apparatus as required by the Uniform Fire Code. In addition, driveway grades may not exceed 16%. Prior to approval of a Final Development Plan, the applicant must demonstrate compliance with the Uniform Fire Code.

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Staff believes the proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.