

STAFF REPORT

April 24, 2003

No. 03PL030 - Layout, Preliminary and Final Plat

ITEM 5

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering Co. for Gordon Howie
REQUEST	No. 03PL030 - Layout, Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	A portion of Tract T of Trailwood Village located in the N1/2 of the SE1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 12 thru 20 of Block 13, Lots 25 thru 32 of Block 14, and Lots 20 thru 25 of Block 15, Trailwood Village, located in the N1/2 of the SE1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	6.6 Acres
LOCATION	Along Mercury Drive, Cabbot Court and Shad Street
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	Rapid Valley Sanitary District
DATE OF APPLICATION	03/28/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, the drainage plan shall be revised as necessary to address City Engineering comments and submitted for review and approval. In addition, the plat document shall be revised to provide a drainage easement between Lots 23 and 24 of Block 15. In addition, the drainage plan shall demonstrate that no utilities will exist within Major Drainage easement(s);
2. Prior to Preliminary Plat approval by the City Council, the water plans shall be revised as

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- necessary to address City Engineering comments and submitted for review and approval. In particular, the water line crossing at Mercury Street shall be revised as red lined on the construction plans;
3. Prior to Final Plat approval by the City Council, the plat document shall be revised to show a non-access easement along Lot 24, Block 15 as it abuts Shad Street and along the first 50 feet of Cabbot Court, along Lot 17, Block 15 as it abuts Cabbot Court and the first fifty feet of Mercury Drive and along Lot 28 and Lot 29, Block 14 except for the approved approach location(s);
 4. Prior to Final Plat approval by the City Council, the Rapid Valley Sanitary District shall review and approve the water and sewer plans;

Emergency Services Communication Recommendation:

5. Prior to Final Plat approval by the City Council, a different road name for Cabbot Court shall be submitted for review and approval. In addition, the plat document shall be revised to show the approved road name.

Urban Planning Division Recommendations:

6. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
7. 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 fee shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Layout, Preliminary and Final Plat to subdivide the subject property into 23 residential lots. The property is a part of the Trailwood Village Planned Unit Development.

The property is located northwest of the intersection of Mercury Drive/Reservoir Road intersection and is currently void of any structural development.

STAFF REVIEW:

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

Forty Unit Rule: On August 16, 2002, 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 shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". This plat will result in 77 lots having exclusive access from one street. However, on June 17, 2002 the City Council approved a Special Exception to allow the 77 dwelling units to take access from one street as identified on the previously approved Trailwood Village Planned Unit Development.

Drainage Plan: The Engineering Division has indicated that the drainage plan be revised as necessary to address City Engineering comments and submitted for review and approval.

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In addition, the plat document must be revised to provide a drainage easement between Lots 23 and 24 of Block 15. In addition, the drainage plan must demonstrate that no utilities will exist in Major Drainage easement(s). Staff is recommending that a revised drainage plan be submitted for review and approval and the plat document be revised accordingly prior to Preliminary Plat approval by the City Council.

Water and Sewer Plans: The Engineering Division has indicated that the water plans must be revised as necessary to address City Engineering comments and submitted for review and approval. In particular, the water line crossing at Mercury Street must be revised as red lined on the construction plans. In addition, the Engineering Division has indicated that the Rapid Valley Sanitary District must review and approve the water and sewer plans. Staff is recommending that the water and sewer plans be revised as identified and reviewed and approved by the City Engineering and the Rapid Valley Sanitary District prior to Preliminary Plat approval by the City Council.

Non-access Easements: The Engineering Division has indicated that driveways at the Shad Street-Mercury Drive-Cabbot Court intersection must be designed to reduce conflict as these roadway(s) merge. As such, the Engineering Division is recommending that the plat document be revised to show a non-access easement along Lot 24, Block 15 as it abuts Shad Street and along the first 50 feet of Cabbot Court, along Lot 17, Block 15 as it abuts Cabbot Court and the first fifty feet of Mercury Drive and along Lot 28 and Lot 29, Block 14 except for the approved approach location(s). Staff is recommending that the plat document be revised as identified prior to City Council approval of the Final Plat.

Road Name: The Emergency Services Communication Center has indicated that a different name for "Cabbot Court" must be submitted for review and approval. "Cabot" is currently used in a road name within Rapid City. As such, staff is recommending that a different road name for Cabbot Court be submitted for review and approval. In addition, the plat document must be revised to show the approved road name.

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