

STAFF REPORT

June 5, 2003

No. 03PL052 - Preliminary and Final Plat

ITEM 10

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 03PL052 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	A portion of the unplatted balance of the S1/2 NW1/4 SW1/4 less Lots H1 and H2, Section 22, T1N, R7E; a portion of the unplatted balance of the N1/2 NW1/4 SW1/4 located south of Catron Boulevard, Section 22, T1N, R7E; a portion of the unplatted balance of the E1/2 SW1/4 less Stoney Creek Subdivision and less Lot H2, Section 22, T1N, R7E; and, a portion of the unplatted balance of the SW1/4 SW1/4 less Lot H1 and Lot P1, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1-4, Block 1 and Outlot D; Lots 1-7, Block 2; Lots 1-3, Block 3, of Stoney Creek South Subdivision and Dedicated Bendt Drive and Major Drainage Easements located in the NW1/4 SW1/4 and the SW1/4 SW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 23.459 acres
LOCATION	Southeast of Sheridan Lake Road and Catron Boulevard
EXISTING ZONING	General Commercial District w/PDD / Low Density Residential District w/PDD
SURROUNDING ZONING	
North:	General Commercial District w/PDD
South:	General Agriculture District
East:	General Agriculture District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	05/09/2003
REPORT BY	Vicki L. Fisher

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RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to Final Plat approval by the City Council, the amendment to the Arrowhead Drainage Basin Plan shall be finalized;
2. Prior to Final Plat approval by the City Council, the plat document shall be revised to clearly delineate the major drainage easement located along the rear lot line of Lots 1 thru 4 of Block 1;
3. Prior to Final Plat approval by the City Council, the plat document shall be revised to show a utility easement for the water main located along Sheridan Lake Road;
4. Prior to Final Plat approval by the City Council, the proposed "H Lot" located along Sheridan Lake Road shall be approved by the City and filed at the Register of Deed's Office;
5. Prior to Final Plat approval by the City Council, the plat document shall be revised to show a non-access easement located along Sheridan Lake Road and Catron Boulevard except for approved approach locations. In addition, the plat document shall be revised to show shared approach(s) along Sheridan Lake Road;
6. Prior to Final Plat approval by the City Council, the plat document shall be revised to show a non-access easement located along the first 100 feet of Bendt Drive as it extends south from Catron Boulevard;
7. Prior to Final Plat approval by the City Council, the plat document shall be revised to show the adjacent right-of-way(s) for Sheridan Lake Road and Catron Boulevard;
8. Prior to Preliminary Plat approval by the City Council, construction plans for a bike path extending west from Bendt Drive to Sheridan Lake Road shall be submitted for review and approval. In addition, the plat document shall be revised to show the easement for the bike path;

Emergency Services Communication Center Recommendation:

9. Prior to Final Plat approval by the City Council, the plat document shall be revised to show the labeling of "Bendt Drive";

Urban Planning Division Recommendations:

10. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
11. 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 the subject property into 15 lots. In addition, the Preliminary and Final Plat identifies a large detention cell to be located in the southern portion of the property.

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On March 17, 2003 the City Council approved a Layout Plat to subdivide the subject property into 19 lots.

The property is located in the southeast corner of the Catron Boulevard/Sheridan Lake Road intersection and is currently void of any structural development.

STAFF REVIEW:

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

Zoning: Currently, the western half of the subject property is zoned General Commercial District with a Planned Development Designation and the eastern half is zoned General Agriculture District. The Southwest Connector Future Land Use Plan identifies a portion of the property adjacent to Sheridan Lake Road as appropriate for General Commercial land uses with a Planned Commercial Development. The eastern half is identified as appropriate for a Planned Residential Development with a maximum density of 4.8 dwelling units per acre. The southwest corner of the property is identified as appropriate for General Commercial/land uses and a drainage area. The lot lines as shown on the proposed Layout Plat do not align with the existing zoning boundaries and/or the future land use designations on the subject property. The applicant should be aware that any future development of the proposed lot(s) must be in compliance with the specific zoning district(s) of each lot.

Access: The associated Layout Plat identified a street to be extended east from Sheridan Lake Road to Bendt Drive. During the Layout Plat review, the applicant indicated that the street would be eliminated. As such, the Layout Plat was approved with the stipulation that a bike path be approved from Sheridan Lake Road to Bendt Drive. In addition, the Layout Plat was approved contingent upon shared approach location(s) being provided along Sheridan Lake Road.

Bendt Drive, extending south from Catron Boulevard, also serves as legal access to the property. The Engineering Division has indicated that the proposed roadway aligns with Bendt Drive currently located north of Catron Boulevard. The road construction plans identify that three-12 foot wide lanes will be constructed within the first 100 feet of Bendt Drive as it extends south into the subject property in order to provide a turning lane and a sufficient distance for stacking lanes within the proposed roadway. The Engineering Division has indicated that a non-access easement must be shown along the first 100 feet of Bendt Drive. Staff is recommending that the plat document be revised as identified.

Drainage: The Engineering Division has indicated that a drainage plan has been submitted for the subject property that shows a detention cell to be located in the southern portion of the property. The design of the detention cell is in the final stages of completion. The Engineering Division has indicated that prior to Final Plat approval by the City Council, an amendment to the Arrowhead Drainage Basin Plan must be finalized to address the final design of the detention cell. In addition, the plat document must be revised to clearly delineate the major drainage easement located along the rear lot line of Lots 1 thru 4 of

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Block 1.

Water and Sewer Plans: The Engineering Division has indicated that approximately 200 feet of the water main to be located along Sheridan Lake Road will not be located within the right-of-way as shown on the construction plans. As such, the plat document must be revised to show a utility easement for this portion of the water main. In addition, the Engineering Division has indicated that it appears gravity sewer services to the lots located in Block 2 will be limited due to a combination of the manhole depth and the slope of the lots. As such, the Engineering Division is recommending that grade of the sewer line be reduced to allow more of the lots to be gravity serviced.

Fire Department: The Fire Department has indicated that fire hydrants will be required as per City and Uniform Fire Code. The fire hydrants must be in place and operational prior to any building construction. A minimum of 1,000 gpm/20psi fire flow(s) must be provided at each fire hydrant. Fire flows may be increased depending upon building construction and size. The Fire Department has also indicated that a wild land fire mitigation plan must be submitted for review and approval. In addition, the plan must be implemented prior to any building construction. In addition, the Fire Department has indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the Uniform Fire Code be continually met.

Plat Labeling: The Emergency Services Communication Center has indicated that the plat document be revised to show the labeling of "Bendt Drive". (Currently, the street is not labeled.) Staff is recommending the plat document be revised accordingly prior to Final Plat approval by the City Council.

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