

STAFF REPORT

February 19, 2004

No. 03PL091 - Layout, Preliminary and Final Plat

ITEM 2

INFORMATION:

PETITIONER

Renner and Sperlich for Doeck, LLC

REQUEST

No. 03PL091 - Layout, Preliminary and Final Plat

EXISTING

LEGAL DESCRIPTION

A portion of the NW1/4 of the SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota; more fully described as follows: Commencing at the southwest corner of Lot 11 of Block 6 of Auburn Hills Subdivision, and the Point of Beginning; thence, first course: S00°12'10"W, along a 1/16 Section Line of Section 13, a distance of 59.68 feet, to the Southwest 1/16 Section Corner of said Section 13; thence, second course: S89°42'30"W, along the 1/16 Section Line of said Section 13, a distance of 1319.48 feet, to the South 1/16 Section Corner common to Sections 13 and 14; thence, third course: N00°02'42"E, along the 1/16 Section Line common to Sections 13 and 14, a distance of 430.21 feet; thence, fourth course: easterly, curving to the right on a curve with a radius of 474.00 feet, a delta angle of 09°57'36", an arc length of 82.40 feet, a chord bearing of N85°13'22"E, and a chord distance of 82.29 feet, to a point of tangency; thence, fifth course: S89°47'50"E, a distance of 632.92 feet, to a point of curve; thence, sixth course: easterly, curving to the right on a curve with a radius of 274.00 feet, a delta angle of 30°10'33", an arc length of 144.31 feet, a chord bearing of S74°42'34"E, and a chord distance of 142.65 feet, to a point of tangency; thence, seventh course: S59°37'17"E, a distance of 178.46 feet, to a point of curve on the southerly edge of the right-of-way of Auburn Drive; thence, eighth course: easterly, along the southerly edge of the right-of-way of said Auburn Drive, curving to the left on a curve with a radius of 326.00 feet, a delta angle of 30°27'47", an arc length of 173.33 feet, a chord bearing of S74°51'10"E, and a chord distance of 171.29 feet, to a point of tangency; thence, ninth course: N89°54'56"E, along the southerly edge of the right-of-way of said Auburn Drive, a distance of 66.02 feet, to a point of curve; thence, tenth course: easterly, along the southerly edge of the right-of-way of said Auburn Drive, curving to the right on a curve with a radius of 274.00 feet, a delta angle of 17°26'22", an arc length of 83.40

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feet, a chord bearing of S81°21'53"E, and a chord distance of 83.08 feet, to the northwesterly corner of said Lot 11 of Block 6 of Auburn Hills Subdivision; thence eleventh course: S00°12'10"W along the westerly boundary of said Lot 11 of the Block 6 of Auburn Hills Subdivision, a distance of 183.43 feet, to the southwesterly corner of said Lot 11 of Block 6 of Auburn Hills Subdivision, and the Point of Beginning; said parcel contains 11.564 acres more or less

PROPOSED LEGAL DESCRIPTION Tracts A and B, Auburn Hills Subdivision, located in the NW1/4 of SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota

PARCEL ACREAGE Approximately 11.564 acres

LOCATION At the intersection of Chalkstone Drive and Auburn Drive

EXISTING ZONING No Use District

SURROUNDING ZONING
North: No Use District
South: No Use District
East: Medium Density Residential District
West: No Use District

PUBLIC UTILITIES City sewer and water

DATE OF APPLICATION 08/28/2003

REPORT BY Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Layout, Preliminary and Final Plat be **denied without prejudice.**

GENERAL COMMENTS:

This item has been continued several times since the September 25, 2003 Planning Commission meeting to allow the applicant to submit additional information. This Staff Report has been revised as of February 6, 2004. All revised and/or additional text is shown in bold print. The applicant has submitted a Layout, Preliminary and Final Plat to subdivide the subject property into two lots leaving a non-transferable balance. In addition, the applicant has submitted a Rezoning request to change the zoning designation of the subject property from No Use District to Medium Density Residential District. (See companion item #03RZ037.)

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On June 16, 2003, the City Council approved Preliminary and Final Plat #02PL037 to create 39 residential lots. In addition, a Master Plan was approved to create a 187 lot residential development to be known as Auburn Hills Subdivision. The subject property is identified as Phase Two of the proposed development. The parcel is located at the western terminus of Auburn Drive 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 Dwelling Units: Currently, Auburn Drive serves as exclusive access to 39 residential lots. The proposed plat will result in 41 lots with one exclusive point of access. On August 16, 2000, 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 access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". As such, the plat document must be revised to create only one additional lot or a Special Exception must be obtained. **To date, the plat document has not been revised nor has a Special Exception been obtained.**

Auburn Drive: The previously approved Master Plan identifies the extension of Auburn Drive along the north lot line of the subject property. As such, construction plans for the road extension must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. The Engineering Division has also indicated that the road construction plans must provide storm water improvements. In addition, a permanent turnaround must be provided at the western turnaround of Auburn Drive. The plat document must also be revised to dedicate right-of-way for the extension of Auburn Drive as it abuts the subject property. **To date, the road issue has not been addressed.**

Collector Street/Section Line Highway: The Engineering Division has indicated that the Major Street Plan identifies a north/south collector road to be located in the section line highway along the west lot line of the subject property. As such, construction plans must be submitted identifying the construction of a collector road in the section line highway or a Comprehensive Plan Amendment to the Major Street Plan must be obtained.

As previously indicated, a north/south section line highway is located along the west lot line. Prior to City Council approval, the section line highway must be improved to City street standards or a Variance to the Subdivision Regulations must be obtained to waive the street improvements or the section line highway must be vacated. The southern portion of the east half of the section line highway is located on an adjacent property under different ownership from the subject property. The Subdivision Regulations states that "...where there exists a dedicated or platted half-street adjacent to the tract to be subdivided, the other half shall be platted. No new half-streets shall be permitted". Vacating only that portion of the section line highway located on the subject property will create a half-street. As such, the entire section line highway must be vacated requiring that the adjacent property owner sign a vacation of section line highway document. **To date, the section line issue has not**

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been addressed.

As of the writing of this Staff Report, none of the above identified information has been submitted for review and approval. As such, Staff is recommending that the Preliminary and Final Plat be denied without prejudice. Once the applicant has submitted the necessary information as identified above and/or revised the plat document, he can submit a subsequent Preliminary and Final Plat without paying the application fee again. The applicant has been notified that staff is recommending that this item be denied without prejudice. The applicant has indicated that he will submit a subsequent Preliminary and Final Plat application once the plans have been completed and/or the plat document revised as identified above.