

STAFF REPORT

March 25, 2004

No. 04PL019 - Layout and Preliminary Plat

ITEM 20

GENERAL INFORMATION:

PETITIONER	Ferber Engineering Co. for Calvary Lutheran Church
REQUEST	No. 04PL019 - Layout and Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lots 1, 2, and 3 of the SE1/4 NE1/4 of Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2 of Calvary Lutheran Church Subdivision and dedicated public right-of-way for Sunshine Trail and Sheridan Lake Road located in the SE1/4 NE1/4 of Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 17.0 acres
LOCATION	North of Catron Boulevard along Sheridan Lake Road
EXISTING ZONING	Low Density Residential District w/PRD
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	General Commercial District w/Planned Commercial Development
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	02/27/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval, additional drainage information shall be submitted for review and approval demonstrating that the size of the proposed major drainage easement is adequate. In addition, the plat document shall be revised to provide additional drainage easement(s) as needed;

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2. Prior to Preliminary Plat approval by the City Council, the construction plans for Sunshine Trail shall be revised to show Sunshine Trail located in a minimum 49 foot wide right-of-way with sidewalks on both sides of the street or a Variance to the Subdivision Regulations shall be obtained. In addition, construction plans for the west 50 feet of Sunshine Trail shall be submitted for review and approval. In particular, the plans shall show Sunshine Trail located in a minimum 49 foot wide right-of-way with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
3. A Special Exception is hereby granted to allow curb side sidewalks in lieu of property line sidewalks as per the Street Design Criteria Manual;
4. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;
5. Prior to Preliminary Plat approval by the City Council, a Petition to Vacate Right-of-way shall be signed by the adjacent property owners for that portion of Sunshine Trail proposed to be vacated;
6. Prior to Preliminary Plat approval by the City Council, all of the affected utility companies shall submit written documentation concurring with the proposed Sunshine Trail vacation;
7. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the red lined drawings shall be returned to the Engineering Division;
8. Prior to submittal of the Final Plat, the plat document shall be revised to show Sunshine Trail dedicated as "right-of-way";
9. Prior to submittal of the Final Plat, the plat document shall be revised to show Sheridan Lake Road dedicated this plat as "right-of-way";
10. Prior to submittal of the Final Plat, the note numbered "2" on the plat document shall be revised to include "except where major drainage easements are located";
11. Prior to submittal of the Final Plat, the applicant shall obtain approval from the City authorizing the H Lot located along the north side of Sunshine Trail and the H Lot shall be recorded at the Register of Deed's Office or the plat document shall be revised to show the dedication of the additional right-of-way; and,
12. Upon submittal of the Final Plat, 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 Layout and Preliminary Plat to combine three lots into two lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to allow sidewalks along one side of the street and to reduce the right-of-way width for Sunshine Trail from 49 feet to 45 feet. The applicant has also submitted a Final Residential Development Plan to allow a church to be constructed on the subject property. (See companion items #04SV013 and 04PD004.)

On June 7, 1999, City Council approved a Planned Residential Development and a Layout Plat for the subject property to allow the construction of ten single family residences and 23 townhomes. Two separate Layout Plats were approved for the site on June 7, 1999 and

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November 6, 2000, respectively. However, two subsequent Preliminary and Final Plat(s) were denied without prejudice.

On September 25, 2003, the Planning Commission approved an Initial Residential Development Plan to allow a church and accessory use(s) on the subject property with 18 stipulations of approval. The applicant has revised the site plan submitted with the Initial Residential Development Plan eliminating a future school and retreat center previously proposed west of the church site. In addition, the site plan has been revised relocating the southern approach farther north along Sheridan Lake Road, providing an internal driveway connection along the west side of the church and providing a sidewalk along Sunshine Trail to serve as a pedestrian path.

The property is located approximately 230 feet north of the Catron Boulevard/Sheridan Lake Road intersection on the west side of Sheridan Lake Road. Currently, a single family residence is located on proposed Lot 1 and proposed Lot 2 is void of any structural development.

STAFF REVIEW:

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

Drainage: The applicant has submitted a drainage plan for review and approval. Staff has noted that the drainage plan must be revised demonstrating that the size of the proposed major drainage easement is adequate. In addition, the plat document must be revised to provide additional drainage easement(s) as needed. Staff is recommending that the drainage plan and plat document be revised as identified prior to Preliminary Plat approval by the City Council.

Sunshine Trail: Sunshine Trail is located along the north lot line of the subject property and is classified as a lane place street requiring that the street be located in a minimum 49 foot wide right-of-way with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The applicant has proposed to provide a 45 foot wide right-of-way with sidewalk along one side of the street. As such, prior to Preliminary Plat approval, the construction plans must be revised to provide the additional right-of-way and a sidewalk on both sides of the street or a Variance to the Subdivision Regulations must be obtained.

The applicant has also requested a Special Exception to allow a curb side sidewalk in lieu of a property line sidewalk along Sunshine Trail. The construction plans identify three 12 foot wide paved lanes along the first 100 feet of Sunshine Trail to provide adequate turning and stacking. The additional pavement limits the ability to provide property line sidewalks. In addition, the associated Major Amendment to the Residential Development Plan identifies that three additional sidewalks will be provided from Sheridan Lake Road to the proposed church site. As such, staff is recommending that the Special Exception to allow curb side sidewalks in lieu of property line sidewalks be approved along Sunshine Trail.

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The construction plans do not include improving the west 50 feet of Sunshine Trail. As such, prior to Preliminary Plat approval by the City Council, construction plans for this portion of Sunshine Trail must be submitted for review and approval. In particular, the plans must show Sunshine Trail located in a minimum 49 foot wide right-of-way with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

The plat document identifies the vacation of the west 95 feet of Sunshine Trail. Prior to Preliminary Plat approval by the City Council, all of the adjacent property owners must sign a petition to vacation right-of-way form. In addition, all of the affected utility companies must submit written documentation concurring with the proposed vacation of right-of-way request.

The plat document also identifies a portion of the right-of-way for Sunshine Trail being dedicated as a separate H Lot. Prior to submittal of the Final Plat, the applicant must obtain approval from the City authorizing the H Lot and the H Lot must be recorded at the Register of Deed's Office or the plat document must be revised to dedicate the additional right-of-way.

Fire: The Fire Department has indicated that all Uniform Fire Codes must be met as a part of the design standards for the development. In particular, fire hydrants must be in place and operational prior to or in conjunction with building construction. In addition, the church must be fully sprinklered. The Fire Department has also indicated that the grades of the access drives and/or streets must comply with the City Street Criteria Manual and the Uniform Fire Code. An all weather drivable surface must be in place prior to any building construction on the site. In addition, the parking lot shall not have a cross slope greater than three degrees to accommodate fire apparatus. The Fire Department has also indicated that an address must be posted on the site prior to or in conjunction with building construction. Staff is recommending that all Uniform Fire Codes be continually met.

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