

STAFF REPORT  
October 7, 2004

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**No. 04PL133 - Preliminary Plat**

**ITEM 10**

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GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	<b>No. 04PL133 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Tract E and Lot 14, Block 4, Big Sky Subdivision, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract H, Lots 13A-18A, Lots 13B-18B, Block 4, Tracts F and G, Lots 1A-11A, Lots 1B-11B, Block 19; Lots 1A-8A, Lots 1B-8B, Block 20; and Dedicated Streets, located in the S1/2 SE1/4 NW1/4 and NE1/4 SW1/4, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 12.12 acres
LOCATION	South of Homestead Street west of Aurora Drive
EXISTING ZONING	Medium Density Residential District w/ PDD and No Use District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	No Use District
East:	Medium Density Residential District (PDD)
West:	Medium Density Residential District (PDD)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/10/2004
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, a sediment control plan for the any additional work area beyond the current plans shall be submitted for review and approval as needed. In addition, erosion controls and best management practices shall be implemented to prevent sediment discharge;
2. Prior to Preliminary Plat approval by the City Council, a revised drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide additional drainage easements as needed;
3. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be

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- made to the construction plans as identified on the redlined drawings. In addition, the red lined drawings shall be returned to the Engineering Division;
4. Prior to Preliminary Plat approval by the City Council, revised road construction plans shall be submitted for Garden Circle showing the street located within a minimum 52 foot wide right-of-way with a minimum 27 foot wide paved surface or visitor parking at a ratio of one parking space per dwelling located within three hundred feet of the residence shall be provided or a Special Exception to the Street Design Criteria Manual shall be obtained;
  5. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;
  6. Prior to Preliminary Plat approval by the City Council, Tract H shall be revised to provide a minimum 6,500 square foot lot size for a single family residence or 4,000 square foot lot size for a townhome lot or a Variance to reduce the lot size to allow a 3,264 square foot lot shall be obtained. If the lot is to be used as a park or some other community use, then the 3,264 square foot lot shall be allowed contingent upon documentation showing ownership and maintenance of the lot being submitted for review and approval;
  7. All Uniform Fire Codes shall be continually met;
  8. A Special Exception is hereby granted to allow two approaches along Homestead Street in lieu of Aurora Drive, the lesser order street, as per the Street Design Criteria Manual;
  9. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along Homestead Street except for the two approved approach locations and along all corner lots as per the Street Design Criteria Manual;
  10. Prior to submittal of a Final Plat application, the plat document shall be revised to show Lot 13 A and 13 B of Block 4 or the title heading shall be revised to read "Lot 13, Block 4";
  11. Prior to submittal of a Final Plat application, a street name change for either Big Sky Drive or Patricia Street shall be submitted and approved. In addition, the plat document shall be revised to show the correct street name as needed;
  12. Prior to submittal of a Final Plat application, a different street name for Garden Circle shall be submitted to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street name;
  13. Prior to submittal of a Final Plat application, the plat title shall be revised to place "Replat of Tract E and Lot 13, Block 4, Big Sky Subdivision" in parenthesis;
  14. Prior to submittal of Final Plat application, the plat document shall be revised to show all corner pins; and,
  15. Upon submittal of a Final Plat application, 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 Plat to subdivide the subject property into 52 lots. In particular, the Preliminary Plat shows 49 townhome lots and three additional tracts that may be used as a park area and/or as a future multi-family development.

The proposed development is a part of the Big Sky Subdivision and is located between the western terminus of Patricia Street and the eastern terminus of Big Sky Drive, south of Homestead Street. Currently, the property is void of any structural development.

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STAFF REVIEW:

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

Drainage: A drainage plan must be submitted for review and approval identifying how the run-off from Tract G is to be conveyed across the adjacent property to right-of-way or drainage easements. In addition, the additional facilities and easements must be provided as needed. The drainage plan must also identify the design plans and improvement needed to stabilize the channel located along the southeast corner of the property. Staff is recommending that the additional drainage information be submitted for review and approval prior to Preliminary Plat approval by the City Council. In addition, additional easements must be provided as needed.

Garden Circle: Garden Circle serves 24 lots and, as such, is classified as a sub-collector street requiring that the street be located in a minimum 52 foot wide right-of-way with a minimum 27 foot wide paved surface. The construction plans show Garden Circle located in a 47 foot wide right-of-way with a 24 foot wide paved surface. This design proposal for the sub-collector street does not provide on-street parking. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, revised road construction plans must be submitted for Garden Circle showing the street located within a minimum 52 foot wide right-of-way with a minimum 27 foot wide paved surface or visitor parking at a ratio of one parking space per dwelling located within three hundred feet of the residence must be provided or Special Exception to the Street Design Criteria Manual must be obtained.

Tract H: The Preliminary Plat identifies Tract H with a 3,264 square foot lot size. The property is currently zoned Medium Density Residential requiring a minimum 6,500 square foot lot size for a single family residence or a minimum 4,000 square foot lot size for a townhome. The applicant has indicated that Tract H may be used as a park site for the development. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, Tract H must be revised to provide a minimum 6,500 square foot lot size for a single family residence or 4,000 square foot lot size for a townhome lot or a Variance to reduce the lot size to allow a 3,264 square foot lot must be obtained. If the lot is to be used as a park or some other community use, then the 3,264 square foot lot may be allowed contingent upon documentation showing ownership and maintenance of the lot being submitted for review and approval.

Homestead Street: Homestead Street is located along the north lot line of proposed Tract G and is classified as a collector street. In addition, Aurora Drive is located along the east lot line of proposed Tract G and is classified as a sub-collector street. The applicant has submitted a future design plan for Tract G identifying several multi-family units to be constructed on the 2.98 acre parcel. The site plan also identifies two approaches along Homestead Street to Tract G. However, the Street Design Criteria Manual states that access to a lot must be taken from the lesser order street or in this case Aurora Drive. As such, the applicant has requested a Special Exception to the Street Design Criteria Manual to allow the two approaches as proposed. Staff has reviewed the site plan and noted that the two approaches align with existing approaches along the north side of Homestead Street. In addition, separation requirements between the approaches are being met. As such, staff is recommending that the Special Exception be granted as requested with the

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stipulation that the plat document be revised to show a non-access easement along the balance of Homestead Street.

Street Name: A previously reviewed and approved Master Plan for this area did not show the extension of Patricia Street through the subject property. However, the Preliminary Plat identifies Patricia Drive extending through the site and aligning with Big Sky Drive located directly west of the property. The two different street names for one aligning street creates confusion for emergency responders as well as the traveling public. As such, staff is recommending that prior to submittal of a Final Plat application, a street name change for either Big Sky Drive or Patricia Street must be submitted and approved. In addition, the plat document must be revised to show the correct street name as needed.

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access. Staff is recommending that all Uniform Fire Codes be continually met.

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