

STAFF REPORT
November 4, 2004

No. 04PL148 - Preliminary Plat

ITEM 8

GENERAL INFORMATION:

PETITIONER	Davis Engineering
REQUEST	No. 04PL148 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of Tract F of the NW1/4 less Murphy's Subdivision and Right of Way, Section 14, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 10 thru 13, Block 3; Lots 9 thru 15, Block 4; Lots 2 thru 7, Block 5; Lot 1, Block 8; Lots 2, Block 10; Lots 2 thru 5, Block 11; all located in Murphy Ranch Estates Subdivision, Section 14, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.5 acres
LOCATION	On Longview Drive to the east of Reservoir Road
EXISTING ZONING	Suburban Residential District
SURROUNDING ZONING	
North:	Suburban Residential District
South:	Limited Agriculture District/General Commercial District (County)
East:	Limited Agriculture District (County)
West:	Suburban Residential District/Limited Agriculture District (County)
PUBLIC UTILITIES	Rapid Valley water and sewer
DATE OF APPLICATION	10/08/2004
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 and erosion control plan for all improved areas shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall address drainage from Phase One as it flows across proposed Lots 9 thru 15 of Block 4. In addition, the drainage plan shall address drainage from Lots 10 thru 13 of Block 3 and Lots 2 thru 5 of Block 11. The drainage plan shall also include calculations and the design of an on-site

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- detention facility. In addition, the facility shall be constructed as a part of this phase of the development. The plat document shall also be revised to provide drainage easements as necessary;
3. 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 redlined drawings shall be returned to the Engineering Division;
 4. Prior to Preliminary Plat approval by the City Council, the road construction plans shall be revised to show Wesson Road and Springfield Road located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface or a Variance to the Subdivision Regulations shall be obtained. If a Variance to the Subdivision Regulations is obtained, then visitor parking shall be provided at a ratio of one parking stall per dwelling located within three hundred feet of the residence or a Special Exception to the Street Design Criteria Manual shall be obtained;
 5. A Special Exception is hereby granted to allow 44 dwelling units in lieu of 40 dwelling units with one point of access;
 6. All Uniform Fire Codes shall be continually met;
 7. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;
 8. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along the first fifty feet of all corner lots;
 9. 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 create 23 residential lots as Phase Two of the Murphy Ranch Estates Subdivision.

On July 16, 2001, the City Council denied without prejudice a Layout Plat to subdivide 80 acres into 300 lots, including the subject property, to allow the applicant to reconfigure the lot layout(s) and road networking within the development. On October 21, 2002, the City Council acknowledged the applicant's request to withdraw a Layout Plat to subdivide the same 80 acres into 300 residential lots.

On February 16, 2004, the City Council approved a Preliminary and Final Plat to create 21 residential lots as a part of Phase One of the Murphy Ranch Estates Subdivision. In addition, a Master Plan was submitted showing the future subdivision of the 80 acre parcel into 113 lots.

The subject property is located approximately 1,500 feet east of the Reservoir Road/Longview Road intersection on the south side of Longview Road. The property is currently void of any structural development.

STAFF REVIEW:

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

Sediment and Erosion Control Plan: Staff has noted that a sediment and erosion control plan for all disturbed areas must be submitted for review and approval. As such, staff is

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recommending that a sediment and erosion control plan as identified be submitted for review and approval prior to City Council approval of the Preliminary Plat.

Drainage Plan: Staff has noted that a drainage plan must be submitted for review and approval. In particular, the drainage plan must address drainage from Phase One as it flows across proposed Lots 9 thru 15 of Block 4. In addition, the drainage plan must address flows from Lots 10 thru 13 of Block 3 and Lots 2 thru 5 of Block 11. The drainage plan must also include calculations and the design of an on-site detention facility. In addition, the facility must be constructed as a part of this phase of the development. The plat document must also be revised to provide drainage easements as necessary. Staff is recommending that the drainage plan be submitted for review and approval and the plat document be revised as identified prior to City Council approval of the Preliminary Plat.

Streets: Wesson Road and Springfield Road serve as access to the proposed lots. Both streets are classified as sub-collector streets requiring that they be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The road construction plans show the streets located in a 49 foot wide right-of-way and constructed with a 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the road construction plans must be revised to show Wesson Road and Springfield Road located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface or a Variance to the Subdivision Regulations must be obtained. If a Variance to the Subdivision Regulations is obtained, then visitor parking must be provided at a ratio of one parking stall per dwelling located within three hundred feet of the residence or a Special Exception to the Street Design Criteria Manual must be obtained.

The applicant should be aware that any future streets in subsequent phases of the development that serve as access to more than 20 lots are classified as sub-collector streets requiring that they be constructed as identified above.

Forty Unit Rule: 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". The proposed Preliminary Plat will result in 44 residential lots with one point of access. As such, the applicant has requested a Special Exception to allow 44 lots with one point of access.

The intent of the amendment to the Street Design Criteria Manual limiting the number of residences with one point of access is to insure safe ingress and egress into these development(s) during times of an emergency. In particular, the Fire Department has indicated that during times of a fire and/or any other catastrophe such as a flood, one point of access to more than forty dwelling units is not adequate to handle emergency vehicle traffic and residential traffic. The Fire Department has indicated that the subject property is located in low fire hazard area. In addition, the applicant has submitted a Phasing Plan identifying that a second street will be provided to the development as a part of the next phase of platting. As such, staff is recommending that the Special Exception to allow 44 dwelling units with one point of access be granted.

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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.