

STAFF REPORT
March 10, 2005

No. 04PL196 - Preliminary Plat

ITEM 40

GENERAL INFORMATION:

PETITIONER	Davis Engineering, Inc. for Don & Cherril Brown
REQUEST	No. 04PL196 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Tract SB revised of Springbrook Acres Subdivision located in SW1/4, NE1/4, and NW1/4, SE1/4, and SE1/4, NW1/4, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 thru 5 of Tract SB revised of Springbrook Acres Subdivision located in SW1/4, NE1/4, and NW1/4, SE1/4, and SE1/4, NW1/4, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 24.0 acres
LOCATION	Located at the end of Estates Drive
EXISTING ZONING	Park Forest with a Planned Development Designation
SURROUNDING ZONING	
North:	Park Forest
South:	Medium Density Residential District/Low Density Residential District
East:	
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/10/2004
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

- 1. Prior to Preliminary Plat approval by the Planning Commission, an Exception to allow 164 dwelling units in lieu of 40 dwelling units with one point of access shall be obtained or a revised Preliminary Plat application showing a second access shall be submitted for review and approval;**
- 2. Prior to Preliminary Plat approval by the Planning Commission, an Exception to allow Foothills Drive as a 1,390 foot long cul-de-sac with no intermediate turnarounds in lieu of a 500 foot long cul-de-sac with an intermediate turnaround**

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3. every 600 feet shall be obtained or the plat document shall be revised accordingly; Prior to Preliminary Plat approval by the Planning Commission, an Exception to allow Estates Drive as a 750 foot long cul-de-sac with no intermediate turnarounds in lieu of a 500 foot long cul-de-sac with an intermediate turnaround every 600 feet shall be obtained or the plat document shall be revised accordingly;
4. Prior to Preliminary Plat approval by the Planning Commission, an Exception to allow a 12 percent maximum grade in lieu of an eight percent maximum grade along Foothills Drive be obtained or the construction plans shall be revised accordingly;
5. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
6. Prior to Preliminary Plat approval by the City Council, revised water and sewer plans shall be submitted for review and approval. In particular, the water and sewer plans shall show the extension of main(s) from Estates Drive to proposed Lots 4 and 5 located at the northern terminus of Foothills Drive. In addition, the water plans shall show the location of the existing fire hydrants and the connection to the existing water line(s). The plat document shall also be revised to provide utility easements as needed;
7. Prior to Preliminary Plat approval by the City Council, pavement design calculations shall be submitted for review and approval;
8. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
9. Prior to Preliminary Plat approval by the City Council, road construction plans showing the installation of curb, gutter, sidewalk, water and sewer along Foothills Drive shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
10. Prior to Preliminary Plat approval by the City Council, road construction plans showing the installation of curb and gutter along Estates Drive shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
11. Prior to Preliminary Plat approval by the City Council, the applicant shall submit written documentation from the Springbrook Acres Home Owners Association demonstrating that they are in concurrence with the private streets within the Springbrook Acres Subdivision being utilized to access the proposed development;
12. Prior to Preliminary Plat approval by the City Council, additional drainage information shall be submitted for review and approval. In particular, the drainage calculations for the proposed 24 inch corrugated metal pipe in Foothills Drive and the class and depth of the proposed riprap shall be submitted for review and approval;
13. Prior to submittal of a Final Plat application, an Initial and Final Planned Residential Development Plan shall be reviewed and approved reducing the size of the lots from three acres to 1.692 acres and 2.239 acres, respectively, or the plat document shall be revised to provide a minimum three acre lot size or the property shall be rezoned to Low Density Residential District;

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14. Upon submittal of a Final Plat application, the plat document shall be revised to show Estates Drive and Foothills Drive as access easements in lieu of right-of-way. In addition, the applicant shall submit documentation for review and approval demonstrating maintenance of the access easements; 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:

(This Staff Report has been updated on March 2, 2005. All revised and/or added text is shown in bold print.) This item was continued at the February 24, 2005 Planning Commission meeting to allow staff time to review recently submitted construction plans.

(This Staff Report has been updated on February 18, 2005. All revised and/or added text is shown in bold print.) This item was continued at the February 10, 2005 Planning Commission meeting to allow the applicant to submit construction plans. On January 28, 2005, the applicant submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, water, sewer and additional pavement along Foothills Drive and to install curb, gutter and sidewalk along Estates Drive as they extend into the subject property. (See companion item #05SV008.) On February 16, 2005, the applicant's Engineer submitted construction plans for the project. Staff is recommending that the Preliminary Plat be continued to the March 10, 2005 Planning Commission meeting to allow staff time to review the recently submitted construction plans. Please note that no other part of this Staff Report has been revised.

(This Staff Report has been updated on February 1, 2005. All revised and or added text is shown in bold print.) This item was continued at the January 6, 2005 Planning Commission meeting to allow the applicant to submit additional information. To date, the information has not been submitted and, as such, the applicant has requested that this item be continued to the February 24, 2005 Planning Commission meeting. Please note that no other part of this Staff Report has been revised.

The applicant has submitted a Preliminary Plat to create five lots within the Springbrook Acres Subdivision. The parcel is characterized with a steep hill in the southern half of the property dropping sharply to a valley in the northern half of the property.

The property is located at the northern terminus of Estates Drive and Foothills Drive and is currently void of any structural development.

STAFF REVIEW:

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

Zoning: The property is currently zoned Park Forest with a Planned Development Designation. The Park Forest District requires a minimum three acre lot size; however, two of the proposed lots are 1.692 acres and 2.239 acres, respectively which does not meet the minimum lot size of the Park Forest District. As such, prior to

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submittal of a Final Plat application, an Initial and Final Planned Residential Development Plan must be approved reducing the size of the lots as proposed or the plat document must be revised to provide a minimum three acre lot size or the property must be rezoned to Low Density Residential District. The applicant should also be aware that an Initial and Final Planned Residential Development Plan must be reviewed and approved prior to issuance of a building permit even if the plat is revised to provide a minimum three acre lot size for each of the proposed lots.

Foothills Drive: Foothills Drive is classified as a lane place street requiring that it be located in a minimum 45 foot wide right-of-way and constructed with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Foothills Drive is located in a 50 foot wide right-of-way and constructed with an approximate 20 foot wide paved surface. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans showing the installation of curb, gutter, sidewalk, street light conduit, water and sewer along Foothills Drive be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

On February 24, 2005, the Planning Commission recommended to approve an Exception to the Street Design Criteria Manual to allow Foothills Drive to be constructed with a maximum 12 percent grade in lieu of a maximum eight percent grade, to allow a 2.1 side slope and to allow the street to be extended resulting in a 1,390 foot long cul-de-sac with no intermediate turnarounds in lieu of a maximum 500 foot long cul-de-sac with intermediate turnarounds every 600 feet as per the Street Design Criteria Manual. The City Council will consider the Exception requests at their March 7, 2005 City Council meeting. Staff is recommending that prior to Preliminary Plat approval by the Planning Commission, the Exceptions be obtained or the plat document and construction plans be revised accordingly.

Estates Drive: Estates Drive is classified as a lane place street requiring that it be located in a minimum 45 foot wide right-of-way and constructed with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, a 50 foot wide right-of-way has been dedicated for that portion of Estates Drive located south of the subject property. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

On February 24, 2005, the Planning Commission recommended to approve an Exception to the Street Design Criteria Manual to allow Estates Drive to be extended resulting in a 750 foot long cul-de-sac with no intermediate turnarounds in lieu of a maximum 500 foot long cul-de-sac with an intermediate turnaround every 600 feet. The City Council will consider the Exception requests at their March 7, 2005 City Council meeting. Staff is recommending that prior to Preliminary Plat approval by the Planning Commission, the Exceptions be obtained or the plat document and construction plans be revised accordingly.

Easement/Right-of-way: The Preliminary Plat identifies that the two streets, as they extend into the subject property will serve as access to three lots and two lots, respectively. The Street Design Criteria Manual states that an easement may serve a maximum of four lots. Due to the design standard exceptions requested by the applicant, staff is recommending that the two streets be identified as easements in lieu of rights-of-way. As such, the applicant will be responsible for maintenance of the streets as they abut the subject property instead of the City. Staff is recommending that upon submittal of a Final Plat application, the plat document be revised to show Estates Drive and Foothills Drive as access easements in lieu of right-of-way. In addition, the applicant must submit documentation for review and approval demonstrating maintenance of the access easements.

Forty Unit Rule: On August 16, 2000, the Rapid 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." Currently, Springbrook Road serves as exclusive access to 160 residential lots. Platting the subject property as proposed will result in Springbrook Road serving as exclusive access to 164 residential lots. On February 24, 2005, the Planning Commission recommended to deny the Exception to allow 164 dwelling units with one point of access. The City Council will consider the Exception request at their March 7, 2005 City Council meeting. Staff is recommending that prior to Preliminary Plat approval by the Planning Commission, the Exception be obtained or a revised Preliminary Plat application showing a second access must be submitted for review and approval.

Water and Sewer Plans: The applicant has submitted water and sewer plans for review and approval. The water and sewer plans must be revised to show the extension of water and sewer main(s) from Estates Drive to proposed Lots 4 and 5 located at the northern terminus of Foothills Drive. In addition, the water plans must show the location of the existing fire hydrants and the connection to the existing water line(s). Staff is recommending that prior to Preliminary Plat approval by the City Council, the revised construction plans be submitted for review and approval as identified. In addition, the plat document must be revised to provide utility easements as needed.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the International Fire Code be continually met.

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

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