

STAFF REPORT  
February 24, 2005

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**No. 05SE002 – Request to allow platting four lots within a Study Area - Plum Creek Subdivision**

**ITEM 62**

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GENERAL INFORMATION:

PETITIONER	Centerline for Plum Creek Development
REQUEST	<b>No. 05SE002 - Request to allow platting four lots within a Study Area - Plum Creek Subdivision</b>
EXISTING LEGAL DESCRIPTION	Plum Creek Subdivision located in the SW1/4 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.3 acres
LOCATION	Along Willowbend Road
EXISTING ZONING	Low Density Residential-II District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential-II District (Planned Residential Development)
South:	Low Density Residential-II District (Planned Residential Development)
East:	Low Density Residential-II District (Planned Residential Development)
West:	Low Density Residential-II District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	1/28/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

Staff recommends that the request to allow platting four lots within a Study Area - Plum Creek Subdivision be denied.

GENERAL COMMENTS:

The applicant has submitted a request to allow platting four lots within Plum Creek Subdivision, Phase II, a designated Study Area. In addition, the applicant has submitted a Layout Plat to subdivide approximately 160 acres into 92 residential lots and four commercial lots, including the subject property, to be known as Plum Creek Subdivision, Phase II. (See companion item #05PL020.)

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The property is located at the western terminus of Willowbend Road and is currently void of any structural development.

On January 21, 2002, the City Council approved a Final Plat for Plum Creek Subdivision, Phase I. On September 3, 2002, the City Council approved a Preliminary Plat to create 31 residential lots as Phase II of the Plum Creek Subdivision. However, on June 3, 2002, the City Council adopted an Ordinance stating that a Layout Plat and/or a Preliminary Plat expire after two years from the date of approval by the City Council. As such, the Preliminary Plat has expired.

On August 22, 2002, the Planning Commission approved an Initial and Final Planned Residential Development Plan to allow a mix of single family and townhome development on the 31 lots shown on the associated Preliminary Plat. The applicant has indicated that site work has been done but, to date, no structural development has occurred. The proposed Layout Plat shows that the alignment of Fieldstone Drive and Wild Rose Drive as well as the adjacent lot configurations are different than the site plan approved as a part of the initial and Final Planned Residential Development Plan. As such, a Major Amendment to the Initial and Final Planned Residential Development Plan must be approved aligning the streets and lots in compliance with the proposed Layout Plat prior to issuance of a building permit.

STAFF REVIEW:

Study Area: As previously indicated, the proposed four lots are located along Willowbend Road. This section of Willowbend Road was previously reviewed and approved as a part of Phase I of the Plum Creek Subdivision. In addition, the street has been constructed. Willowbend Road extends west through the Elks Country Estates Subdivision and connects with Jolly Lane. South Valley Drive previously served as a second access street into the development. However, the street connection was terminated to allow for the construction of the Southeast Connector. As such, on August 2, 2004, the City Council adopted a resolution placing the subject property within a study area. Chapter 16.080.040 of the Subdivision Regulations states that “the City Council may by resolution designate study areas, which because of groundwater, topography, street road or access inadequacies, availability of sewer or water, or drainage problems, require special information, analysis and plan development prior to platting”. Subsequently, the applicant has requested authorization to plat four lots within the Study Area. In particular, the applicant has indicated that a Minor Plat will be submitted for review and approval to create the four lots as proposed since the adjacent subdivision improvements have been complete.

With the termination of South Valley Drive as an access street to the development, Jolly Lane now serves as exclusive access to the Plum Creek Subdivision as well as Elks Country Estates located directly east of the subject property. To date, Jolly Lane serves as exclusive access to 229 lots. If this request is approved there will be a total of 232 lots with one point of access. Based on the Council’s action creating this Study Area, staff can not recommend approval of this request. The City Council may wish to consider allowing the lots to be platted if a Preliminary and Final Plat is submitted for review and approval

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dedicating the right-of-way for a street connection to the Southeast Connector or the right-of-way be dedicated as an "H" Lot. In addition, Council may wish to require that road construction plans for the street connection be submitted for review and approval. In particular, the street would need to 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, sewer and water. In addition, the connector street must be constructed and the Southeast Connector be constructed and operational. An Approach Permit would need to be obtained from the South Dakota Department of Transportation for the connector street to the Southeast Connector.