

STAFF REPORT
July 21, 2005

No. 05PL124 - Preliminary Plat

ITEM 17

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting for Triple Z Real Estate Development LLP
REQUEST	No. 05PL124 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of Tract 1, E1/2, Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 4 through 12, Block 11, Lots 1 through 4, Block 13, located in the NE1/4, SE1/4, Elks Country Estates, Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.52 acres
LOCATION	At the eastern terminus of LaCosta Drive
EXISTING ZONING	Low Density Residential II District (Planned Residential Development)
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential II District (Planned Residential Development)
East:	General Agriculture District
West:	Low Density Residential II District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/24/2005
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 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;
2. Prior to Preliminary Plat approval by the City Council, geotechnical information for the pavement design shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, the applicant shall submit water calculations demonstrating that adequate fire and domestic flows are being provided;

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4. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
5. Prior to Preliminary Plat approval by the City Council, drainage information shall be submitted for review and approval providing drainage calculations for the street drainage flows and the outlet channels. The drainage information shall also identify drainage flows once they leave the project and that post development storm drainage shall not exceed predevelopment flows or on-site detention shall be provided. In addition, the plat document shall be revised to provide drainage easements as needed;
6. An Exception to allow 326 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual is hereby granted with the stipulation that prior to submittal of a Final Plat application, a contract shall be awarded for the construction of a street connection to the Southeast Connector and surety posted for the improvement;
7. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along Jolly Lane, Padre Drive as it abuts Lot 5, Block 11 and Lot 3, Block 13 and along the first fifty feet of all corner lots; and,
8. 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 application to subdivide the subject property into 13 residential lots. The applicant has indicated that the proposed subdivision is a part of the Elks Country Estates Subdivision.

The property is located east of Jolly Lane at the eastern terminus of LaCosta Drive and is currently void of any structural development.

STAFF REVIEW:

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

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". Currently, Jolly Lane serves as exclusive access to Elks Country Estates as well as Plum Creek Subdivision located directly west of the subject property. South Valley Drive previously served as a second access street into the development and Plum Creek. However, the street connection was terminated to allow for the construction of the Southeast Connector. The proposed Layout Plat will result in a total of 313 lots with one point of access. As such, the applicant is requesting an Exception to allow Jolly Lane to serve as access to 326 dwelling units on a temporary basis.

On April 4, 2005, the City Council approved a Layout Plat for a second phase of Plum Creek, located west of the subject property. In particular, the Layout Plat was approved with the stipulation that prior to Final Plat application, a contract be awarded for the construction of a street connection to the Southeast Connector and surety posted for the improvement. In addition, on April 18, 2005, the City Council lifted the previously designated Study Area

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which included the subject property. In addition, the City Council indicated support of an Exception to allow four additional lots within Plum Creek with one point of access. The City Council also noted that any additional platting will require that the road connection issue be addressed as identified above. As such, staff is recommending that the Exception to allow 326 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual be granted contingent upon a contract being awarded for the construction of a street connection to the Southeast Connector and surety posted for the improvement prior to submittal of a Final Plat application.

Drainage: Staff has noted that drainage information must be submitted for review and approval providing drainage calculations for the street drainage flows and the outlet channels. The drainage information must also identify drainage flows once they leave the project and that post development storm drainage does not exceed predevelopment flows or on-site detention must be provided. Staff is recommending that a drainage plan be submitted for review and approval as identified prior to Preliminary Plat approval by the City Council. In addition, the plat document must be revised to provide drainage easements as needed.

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