

STAFF REPORT
September 22, 2005

No. 05PL156 - Preliminary Plat

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GENERAL INFORMATION:

PETITIONER	Kadrmaz, Lee and Jackson for Edgewood Estates, Ltd. Partnership
REQUEST	No. 05PL156 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A tract of land lying in the SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota; more particularly described as follows: commencing at the southeast corner of Lot 1, Block 5, of the plat of Auburn Hills Subdivision; which is the point of beginning, Thence S00°10'40"W for 3.16 feet; Thence along a curve to the right with a delta angle of 40°01'48", a radius of 174.00 feet and an arc length of 121.57 feet; Thence S40°12'27"W for 137.94 feet; Thence along a curve to the left with a delta angle of 40°01'24", a radius of 226.00 feet and an arc length of 157.87 feet; Thence S00°11'12"W for 301.03 feet; Thence S89°57'18"W for 453.00 feet; Thence N00°11'33"E for 525.90 feet; Thence S90°00'00"W for 92.67 feet; Thence N00°17'45"E for 137.35 feet; Thence N89°43'49"E for 727.74 feet to said point of beginning. Said tract contains 345,863 square feet or 7.94 acres.
PARCEL ACREAGE	Approximately 7.94 acres
LOCATION	4500 Chalkstone Drive
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Limited Agriculture District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/12/2005
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, all necessary changes shall be

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- 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, additional water information shall be submitted for review and approval demonstrating that sufficient domestic and fire flows are being provided during peak day use conditions;
 3. Prior to Preliminary Plat approval by the City Council, additional grading and drainage information shall be submitted for review and approval. In particular, the drainage plan shall include calculations demonstrating that discharge from any regional facilities will result in net drainage basin run-off not exceeding pre-development flow rates or local detention facilities shall be provided. In addition, the plat document must be revised to provide drainage easements as needed;
 4. Prior to Preliminary Plat approval by the City Council, road construction plans for the balance of Misty Woods Drive providing a street connection to Coal Bank Drive shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 52 foot wide right-of-way and 27 foot wide paved surface, curb, gutter, street light conduit, sidewalk, water and sewer or a Variance to the Subdivision Regulations shall be obtained and an Exception shall be obtained to allow 96 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual. The plat document shall also be revised to include the dedication of the Misty Woods Drive right-of-way or the right-of-way shall be dedicated as an "H Lot";
 5. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 6. Prior to submittal of a Final Plat application, Chalkstone Drive, as it abuts the subject property, shall be dedicated as a part of the "Pinecrest Village Subdivision" or this plat document shall be revised to include the dedication of the right-of-way or the street shall be dedicated as an "H Lot". In addition, the street shall be constructed or surety posted for the improvement;
 7. Prior to submittal of a Final Plat application, the two residences shall be removed from the property or surety shall be posted for their removal;
 8. Prior to submittal of a Final Plat application, the plat document shall be revised removing the existing structure locations from the plat document;
 9. **An Exception is hereby granted to reduce the separation between driveways for the northern approach from 75 feet to 60 feet; and,**
 10. Upon submittal of the 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:

(Update, September 12, 2005. All revised and/or added text is shown in bold print.)
This item was continued at the September 8, 2005 Planning Commission meeting at the applicant's request. In particular, the applicant indicated that a revised site plan for the associated Initial and Final Planned Residential Development would be submitted for review and approval which will provide a separation between driveways of 60 feet in lieu of 40 feet as currently proposed. In addition, an Exception has been requested to reduce the separation between driveways from 75 feet to 60 feet. On September 12, 2005, the applicant submitted the revised site plan as identified. Staff has reviewed the Exception request and has noted that the separation of 60 feet

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allows for adequate stacking and turning movements between the two driveways. As such, staff is recommending that the Exception to reduce the separation from 75 feet to 60 feet between driveways be approved. Please note that no other part of this Staff Report has been revised.

The applicant has submitted a Preliminary Plat to create a 7.94 acre lot leaving a non-transferable balance. In addition, the applicant has submitted an Initial and Final Planned Residential Development to allow twelve four-plexes, a 42 foot X 42 foot basketball court area and a 34 foot X 34 foot sand lot area to be located on the subject property. The applicant has indicated that the proposed development is to be known as "Edgewood Estates Subdivision". (See companion item #05PD058.)

On July 21, 2005, the Planning Commission approved a Preliminary Plat to create a 5.757 acre lot located directly east of the subject property. In addition, the Planning Commission approved a Final Planned Residential Development to allow twelve four-plexes, a community center and a storage unit to be constructed on the 5.757 acre parcel. This parcel is also being developed by the applicant and is to be known as "Pine Crest Village". The City Council has also approved an Exception to allow 48 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual for "Pine Crest Village".

The subject property is located at the southern terminus of Chalkstone Drive. Currently, two single family residences are located on the property.

STAFF REVIEW:

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

Drainage and Grading: Prior to Preliminary Plat approval by the City Council, additional drainage and grading information must be submitted for review and approval. In particular, the drainage plan must include calculations demonstrating that discharge from the regional facilities will result in net drainage basin run-off not exceeding pre-development flow rates or local detention facilities must be provided. In addition, the plat document must be revised to provide additional drainage easement(s) if needed.

Water: A water system plan has been submitted for review and approval. However, staff has noted that the water system plan must be amended to demonstrate that sufficient domestic and fire flows are being provided during peak day use conditions. As such, staff is recommending that the additional water system information be submitted for review and approval as identified prior to Preliminary Plat approval by the City Council.

Chalkstone Drive: The previously approved Preliminary Plat for "Pine Crest Village" identifies the dedication and construction of Chalkstone Drive as it abuts the subject property. To date, a Final Plat for "Pine Crest Village" has not been submitted for review and approval. As such, staff is recommending that prior to submittal of a Final Plat application, Chalkstone Drive, as it abuts the subject property, must be dedicated as a part of the "Pinecrest Village Subdivision" or this plat document must be revised to include the dedication of the right-of-way or the street must be dedicated as an "H Lot". In addition, the street must be constructed or surety posted for the improvement.

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Misty Woods Drive: The Preliminary Plat identifies Misty Woods Drive located along the west lot line of the subject property. However, the street does not extend north through an adjacent property to connect with Coal Bank Drive as shown on the Master Plan for this area. The street connection is needed in order to provide a second access point to the proposed development. Without it, Chalkstone Drive will serve as exclusive access to Pine Crest Village and Edgewood Estates Subdivision for a total of 96 dwelling units. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for the balance of Misty Woods Drive be submitted for review and approval. In particular, the road construction plans must show the street located in a minimum 52 foot wide right-of-way and 27 foot wide paved surface, curb, gutter, street light conduit, sidewalk, water and sewer or a Variance to the Subdivision Regulations must be obtained. In addition, an Exception must be obtained to allow 96 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual. The plat document must also be revised to include the dedication of the Misty Woods Drive right-of-way or the right-of-way must be dedicated as an "H Lot".

Plat Labeling: Staff has noted that the Preliminary Plat shows the location of existing structures and landscaping. This information is appropriate to show on the associated site plan for the Final Planned Residential Development but not on the plat document. In addition, the Register of Deed's Office has indicated that the plat title must be revised to eliminate "Subdivision" and to add "a portion of the SW1/4 SW1/4, Section 13, T2N, R7E". Staff is recommending that the plat document be revised as identified prior to City Council approval of the Preliminary Plat.

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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