

STAFF REPORT
November 23, 2005

No. 05PL186 - Layout Plat

ITEM 40

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying for Harley Taylor
REQUEST	No. 05PL186 - Layout Plat
EXISTING LEGAL DESCRIPTION	A portion of the E1/2 SW1/4, Section 21, T1N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 through 3, Elysian Heights Subdivision, located in the E1/2 SW1/4, Section 21, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 17 acres
LOCATION	At the southern terminus of Carriage Hills Drive
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Planned Unit Development (Pennington County)
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	9/30/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Layout Plat be approved with the following stipulations:

1. Prior to Layout Plat approval by the Planning Commission, a revised Master Plan for the entire property shall be submitted for review and approval. In addition, the Master Plan shall show the extension of Carriage Hills Drive to the south lot line of the subject property or a Comprehensive Plan Amendment to the Major Street Plan relocating and/or eliminating Carriage Hills Drive, a minor arterial street, shall be obtained;
2. Upon submittal of a Preliminary Plat application, a grading plan, an erosion and sediment control plan, a drainage plan and geotechnical information shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as needed;
3. Upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines

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- shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show utility easements as needed;
4. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show utility easement(s) as needed;
 5. Upon submittal of a Preliminary Plat application, road construction plans for Carriage Hills Drive shall be submitted for review and approval. In particular, the road construction plans shall show Carriage Hills Drive located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, the construction plans shall identify the construction of a temporary turnaround at the end of the cul-de-sac or a Variance to the Subdivision Regulations shall be obtained;
 6. An Exception to allow 54 dwelling units in lieu of 40 dwelling units with one point of access is hereby denied. In addition, upon submittal of a Preliminary Plat application, a second point of access shall be provided to the subject property and shall be constructed to City street design standards;
 7. Prior to Preliminary Plat approval by the City Council, the property shall be annexed into the City limits;
 8. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
 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:

(Update, November 17, 2005. All revised and/or added text is shown in bold print.) This item was continued at the November 10, 2005 Planning Commission meeting at the applicant's request. On November 1, 2005, staff met with the applicant to discuss the stipulations of approval. In particular, it was noted that a Master Plan for the unplatted balance must be submitted for review and approval identifying the extension of Carriage Hills Drive to the south lot line of the subject property. Showing the street connection on the unplatted balance does not require that the right-of-way be dedicated as a part of this plat action or constructed at this time. The applicant indicated that a Master Plan would be submitted for review and approval prior to Planning Commission approval as identified.

(Update, November 2, 2005. All revised and/or added text is shown in bold print.) This item was continued at the October 27, 2005 Planning Commission meeting at the applicant's request. On November 1, 2005, staff met with the applicant to discuss the stipulations of approval. In particular, it was noted that a Master Plan for the unplatted balance must be submitted for review and approval identifying the extension of Carriage Hills Drive to the south lot line of the subject property. Showing the street connection on the unplatted balance does not require that the right-of-way be dedicated as a part of this plat action or constructed at this time. The applicant indicated that a Master Plan would be submitted for review and approval prior to Planning Commission approval as identified.

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The applicant has submitted a Layout Plat to subdivide 43 acres into three lots leaving an unplatted balance to be platted at a future date before transfer of ownership of the property. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install sidewalk, street light conduit and sewer, to reduce the pavement width from 40 feet to 27 feet and to waive the requirement to dedicate additional right-of-way along Carriage Hills Drive as it abuts the subject property. (See companion item #05SV067.)

The subject property is located at the southern terminus of Carriage Hills Drive. Currently, a **riding arena and a barn are** located on the property.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approval but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the Rapid City Municipal Code or the Street Design Criteria Manual will require a formal variance request or a special exception whichever is applicable.

STAFF REVIEW:

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

Annexation: The property is located adjacent to the City limits of Rapid City. In May, 1983, the City Council approved a resolution requiring all properties that are contiguous to Rapid City which are being platted to be annexed into the city limits of Rapid City prior to Preliminary Plat approval. As such, staff is recommending that the property be annexed accordingly.

Master Plan: The City Council **and the Planning Commission have** adopted a resolution stating that a Master Plan shall be submitted with a Layout Plat. The applicant has submitted a Master Plan showing the proposed three lots as shown on the Layout Plat with the unplatted balance as one residential lot. In addition, Carriage Hills Drive is shown as a cul-de-sac street terminating within the northern portion of the property. However, the Major Street Plan shows Carriage Hills Drive extending to the south lot line of the subject property. As such, staff is recommending that the Master Plan be revised showing the extension of Carriage Hills Drive to the south lot line of the subject property or a Comprehensive Plan Amendment to the Major Street Plan relocating and/or eliminating Carriage Hills Drive, a minor arterial street, must be obtained.

Drainage Plan: As part of the Preliminary Plat application, a drainage plan must be submitted for review and approval. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. Staff is recommending that prior to Preliminary Plat approval by the City Council, a drainage and grading plan, as well as an erosion and sediment control plan, be submitted for review and approval and the plat document revised to provide drainage easements as needed.

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Exception: 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". With the three additional lots as shown on the Layout Plat, Carriage Hills Drive will serve as exclusive access to 54 lots. As such, the applicant has submitted an Exception to allow 54 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual.

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.

In the past, the City Council has approved an Exception request to allow 69 dwelling units with one point of access from Alta Vista Street for the West Hills Village multi-family residential development and the Minnesota Ridge Subdivision. In addition, the City Council has approved an Exception request to allow 80 dwelling units with one point of access from Elm Avenue for a proposed future residential development. The applicants in both situations proposed the use of one point of access to the property on a temporary basis until a second access could be extended. However, due to the safety issues relative to allowing more than 40 dwelling units with one point of access, staff recommends that the Exception as requested be denied.

Carriage Hills Drive: Carriage Hills Drive currently terminates at the north lot line of the subject property. The street is classified as a minor arterial street on the City's Major Street Plan requiring that it be located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, the construction plans must identify the construction of a temporary turnaround at the end of the cul-de-sac. Currently, Carriage Hills Drive located north of the subject property is located in a **70** foot wide right-of-way and constructed with a 27 foot wide paved surface, curb, gutter and water. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for Carriage Hills Drive be submitted for review and approval as identified or a Variance to the Subdivision Regulations shall be obtained.

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