

STAFF REPORT  
July 6, 2006

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**No. 06PL087 - Preliminary Plat**

**ITEM 54**

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GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for PLM Development, LLC
REQUEST	<b>No. 06PL087 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	A parcel of land located in the NW1/4, Section 24; and the SW1/4 SW1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 23 acres
LOCATION	South of Minnesota Street and West of Fifth Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential District (Planned Residential Development)
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/9/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Preliminary Plat be approved with 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, the plat document shall be revised to dedicate a 52 foot wide right-of-way for all of Stumer Road and the extraordinary right-of-way area shall be removed from the plat document;
3. Prior to Preliminary Plat approval by the City Council, road construction plans for Enchanted Pines Drive extending from Stumer Road to the west lot line 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 constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;

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4. Prior to Preliminary Plat approval by the City Council, road construction plans for the north-south section line highway and the east-west section line highway shall be submitted for review and approval. In particular, the road construction plans shall show the streets constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained or the section line highways shall be vacated or the plat document shall be revised eliminating this portion of the subject property from the Preliminary Plat;
5. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show visitor parking at the rate of one paved parking stall per dwelling located within three hundred feet of the residence and the street shall be posted with no parking signs along the proposed 45 foot wide access easement or an Exception to the Street Design Criteria Manual shall be obtained to waive the requirement to provide visitor parking or revised road construction plans shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, the plat document shall be revised to show the access easement as an "access and utility easement";
6. Prior to Preliminary Plat approval by the City Council, a utility distribution sheet , signed by the appropriate representative, showing locations of gas, telephone, electric and cable television shall be submitted for review and approval;
7. Prior to Preliminary Plat approval by the City Council, additional drainage information shall be submitted for review and approval. In particular, the drainage information shall include calculations demonstrating that the 12 inch storm sewer shown is adequately sized. In addition, the plat document shall be revised to show drainage easements as needed;
8. Prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow a lot length greater than twice the lot width or the plat shall be revised to comply with the length to width requirement;
9. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
10. Prior to submittal of a Final Plat application, the plat document shall be revised to show non-access easements in compliance with the Street Design Criteria Manual. In particular, a non-access easement shall be shown along the first fifty feet of all corner lots;
11. Prior to submittal of a Final Plat application, the plat document shall be revised renumbering one of the Block 4 designations. In addition, the lot(s) within that block shall be renumbered as needed;
12. Prior to submittal of a Final Plat application, different street names for North Fork Road and Middle Fork Lane shall be submitted to the Emergency Services Communication Center for review and approval. In addition, a street name for the proposed 45 foot wide access easement shall be submitted for review and approval. The plat document shall also be revised to show the approved street names; and,
13. 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.

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GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide the subject property into 48 residential lots. In addition, the applicant has submitted an Initial and Final Residential Development Plan to allow 48 single family residences on the subject property. The applicant has also submitted a Vacation of Section Line Highway request to vacate a section line highway located along a portion of the north lot line of the subject property. (See companion items# 06VR006 and 06PD038.)

On March 20, 2006, the City Council approved a Layout Plat to create 92 residential lots which included the subject property. On June 22, 2006, the Planning Commission approved a SDCL 11-6-19 Review to extend sewer and water mains through a portion of the subject property.

The property is located at the western terminus of Stumer Road and Enchanted Pines Drive and is currently void of any structural development.

STAFF REVIEW:

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

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed plat identifies that 25 of the lots will have a length twice the distance of the width. As previously indicated, the applicant has submitted a Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide. Prior to Preliminary Plat approval by the City Council, the Variance to the Subdivision Regulations must be obtained or the plat must be revised to comply with the length to width requirement.

Drainage: A drainage plan has been submitted for review and approval. However, additional drainage information to include calculations demonstrating that the 12 inch storm sewer shown is adequately sized must be reviewed and approved. Staff is recommending that the additional drainage information be submitted for review and approval prior to Preliminary Plat approval by the City Council. In addition, the plat document must be revised to show drainage easements as needed.

Stumer Road Right-of-way: Stumer Road is classified as a sub-collector street requiring that it be located in a minimum 52 foot wide right-of-way. The Preliminary Plat shows the northern and southern portions of Stumer Road to be located within a 52 foot wide right-of-way. In addition, that portion of the Stumer Road right-of-way located between Lot 3, Block 4 and Lot 4, Block 4 is shown as an approximate 150 foot wide right-of-way. Dedicating this amount of right-of-way is an unusual proposal and may create maintenance issues along the street within the proposed development. As such, the City Council must approve and accept the proposal to dedicate such a large area as right-of-way in lieu of the typical street section with adjacent lots and/or common area, which would be developed and maintained as a part of the subdivision. Staff is recommending that prior to Preliminary Plat approval by the City Council, the applicant obtain approval from the City Council to dedicate an approximate 150 foot wide right-of-way for that portion of Stumer Road located between Lot 4, Block 4 and Lot 3, Block 4 or the plat document must be revised to dedicate a 52 foot

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wide right-of-way for all of Stumer Road.

Enchanted Pines Drive: The Preliminary Plat identifies Enchanted Pines Drive, a sub-collector street, extending west through the subject property to Stumer Road. However, construction plans have not been submitted showing the construction of Enchanted Pines Drive to the west lot line of the subject property. Chapter 16.123.030 of the Rapid City Municipal Code states that “the street plan shall be in conformity with a plan for the most advantageous development of the entire neighborhood area. Sufficient proposed streets shall be extended as far as the boundary lines of the tract to be subdivided in order to ensure normal circulation of traffic within the vicinity”. Currently, Enchanted Pines Drive is located west of the subject property as well as extended east of the subject property, across the east side of 5<sup>th</sup> Street. Extending Enchanted Pines Drive to the west lot line of the subject property will provide a future street connection between the two sections of Enchanted Pines Drive located east and west of the subject property as property continues to develop within the area providing a neighborhood street connection. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for Enchanted Pines Drive extending from Stumer Road to the west lot line 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 constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

Please note that the Preliminary Plat identifies a street connection to the west lot line in alignment with Middle Fork Lane, a cul-de-sac street being proposed as a part of this Preliminary Plat. The applicant has indicated that Enchanted Pines Drive could be constructed on the adjacent property west of the subject property to align with Middle Fork Lane and, as such, a street connection is being provided as identified above. However, addressing and access issues become extremely problematic when a street is discontinuous in name and design as proposed. As such, staff is recommending that Enchanted Pines Drive be extended as identified above.

Section Line Highway: A north-south section line highway and an east-west section line highway extend through the subject property. The section line highways are classified as sub-collector streets requiring that they be constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, the 66 foot wide section line highway must be dedicated as right-of-way. To date, the section line highways are unimproved. As previously indicated, a Vacation of Section Line Highway request has been submitted for a portion of the section line highway located along the north lot line. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans be submitted for review and approval showing the section line highway(s) constructed as identified and the 66 foot wide section line highway dedicated as right-of-way or a Variance to the Subdivision Regulations must be obtained or the section line highway(s) must be vacated or the plat document must be revised to eliminate that portion of the subject property from the Preliminary Plat. A portion of the section line highways is located on an adjacent property under different ownership from the subject property. The Subdivision Regulations states that “...where there exists a dedicated or platted half-street adjacent to the tract to be subdivided, the other half shall be platted. No new half-streets shall be permitted”. Vacating only that portion of the section line highway

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located on the subject property will create a half-street. As such, the entire section line highway must be vacated or a Variance to the Subdivision Regulations must be obtained. If the applicant seeks to vacate a portion of the section line highway(s), the adjacent property owner will need to concur in the request. Prior to City Council approval of the Preliminary Plat, the section line highway issue must be addressed as identified.

Access Easement: The Preliminary Plat identifies a 45 foot wide access easement extending east from Stumer Road to serve as access to two proposed lots. The street is classified as a lane place street requiring that it be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or if visitor parking is provided, the street may be located in a minimum 45 foot wide right-of-way and/or easement and constructed with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The construction plans identify the street constructed as a 20 foot wide paved surface, however, visitor parking at the rate of one paved parking stall per dwelling located within three hundred feet of the residence has not been provided. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the plat document be revised to show visitor parking as identified and the street posted with no parking signs along for the proposed 45 foot wide access easement or an Exception to the Street Design Criteria Manual must be obtained to waive the requirement to provide visitor parking or revised road construction plans must be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, the plat document must be revised to show the access easement as an "access and utility easement".

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