

STAFF REPORT
March 22, 2007

No. 07PL036 - Preliminary Plat

ITEM 10

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 07PL036 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 1 of Block 16 of Red Rock Estates, located in the NW1/4 of Section 29 and a tract of land being 2,147.5 feet by 233 feet, located in the SW1/4 of Section 20; all located in the T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1A and 1B of Block 16 of Red Rock Estates, located in the SW1/4, Section 20 and the NW1/4 of Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 15.39 acres
LOCATION	North of Bethpage Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	Low Density Residential District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	2/23/2007
REVIEWED BY	Travis Tegethoff / Emily Fisher

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the April 5, 2007 Planning Commission meeting to allow the applicant to submit the required Master Plan.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide approximately 15 acres into two lots in a portion of Red Rock Estates Subdivision. The applicant is also requesting a Variance to the Subdivision Regulations (07SV012) to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along Bethpage Drive as per Chapter 16.16 of the Rapid City Municipal Code.

STAFF REPORT
March 22, 2007

No. 07PL036 - Preliminary Plat

ITEM 10

The subject property is located at the northern terminus of Prestwick Road 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: Prestwick Road and Bethpage Drive serve as exclusive access to the subject property. As such, the two streets will provide one point of access to 49 dwelling units. 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". Staff is recommending that prior to Preliminary Plat approval by the Planning Commission, the plat document be revised to provide a second street connection to the subject property as a part of the development or the right-of-way or an Exception to allow 49 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual must be obtained.

Bethpage Drive: Bethpage Drive is located along a portion of the east property line of the subject property and is classified as a subcollector street requiring that the street be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, street light conduit, water and sewer. The applicant is requesting a Variance to the Subdivision Regulations (07SV012) to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along Bethpage Drive as per Chapter 16.16 of the Rapid City Municipal Code. Staff noted that as a part of the previous plat City Council denied a Variance to the Subdivision Regulations (04SV003) to construct a portion of Bethpage Drive and that portion has not been completed and surety has expired for that construction project. Staff recommends that prior to City Council approval, surety for the existing portion of Bethpage Drive shall be posted, the street shall be constructed as approved or a Variance to the Subdivision Regulations shall be obtained. Staff also recommends that prior to City Council approval, the applicant submit construction plans for the extension of Bethpage Drive, for review and approval as identified or the applicant shall obtain a Variance to the Subdivision Regulations. Staff also noted that Bethpage Drive shall be extended along the east property line of the subject property to provide access to the adjacent undeveloped property.

Cul-de-sac Length: The Street Design Criteria Manual states that in moderate to high fire hazard areas, cul-de-sacs shall not exceed 500 feet in length. In addition, an intermediate turnaround must be provided along a cul-de-sac at intervals not exceeding 600 feet. The Fire Department has indicated that the subject property is located in a moderate to high fire hazard area. The proposed plat identifies Bethpage Drive as an approximate 2,300 foot long cul-de-sac. Staff is recommending that prior to Preliminary Plat approval by the Planning Commission, the plat document be revised to provide a second street connection to the subject property as a part of the development or the right-of-way or an Exception to allow 49 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual must be obtained.

Section Line Highway: Section line highway is located in the northwest corner and the west side of the subject property. Staff recommends that prior to Preliminary Plat approval by the

STAFF REPORT
March 22, 2007

No. 07PL036 - Preliminary Plat

ITEM 10

City Council, road construction plans for the section line highway must be submitted for review and approval, or a Variance to the Subdivision Regulations must be obtained, or the portion of the section line highway that abuts the subject property shall be vacated.

Master Plan: On January 21, 1991, City Council adopted a resolution to establish a policy to request a proposed master plan for surrounding property prior to plat approval. A master plan for the entire property, including the unplatted balance that will remain, must be submitted for review and approval prior to Preliminary Plat approval by the Planning Commission. In particular the master plan shall identify efficient circulation of traffic, adequate access to adjoining properties, proper handling of storm water flows, and extension of public utilities.

Red Line Comments: Staff noted that red line comments addressing required revisions and changes have been made on the plans. Staff recommends that the comments be addressed and the red lined drawings be returned to the Growth Management Department prior to Preliminary Plat approval by City Council.

Staff recommends that the proposed Preliminary Plat be continued to the April 5, 2007 Planning Commission meeting to allow the applicant to submit the required master plan.