

STAFF REPORT

January 4, 2001

PLAT #00PL127 - Preliminary & Final Plat

ITEM 27

GENERAL INFORMATION:

PETITIONER	Dream Design, Inc. for Doyle Estes
REQUEST	PLAT #00PL127 - Preliminary & Final Plat
LEGAL DESCRIPTION	Tract B of Neff's Subdivision No. 4 located in the unplatted portion of the S1/2 NW1/4 SW1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	2.79
LOCATION	North of Race Track Road and Elk Vale Road
EXISTING ZONING	Low Density Residential
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	Suburban Residential (County)
East:	Suburban Residential (County)
West:	General Commercial (City)
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Preliminary & Final Plat be continued to the January 25, 2001 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat to create a 2.79 acre lot located at the northern most terminus of Jolly Lane (previously known as East 39th Street). A 25.759 acre parcel will remain as a nontransferable balance until such time as it is also platted. On November 6, 2000, the City Council approved a Layout Plat to create two residential lots on the subject property. The proposed Preliminary and Final Plat identifies that the two lots will be combined into one lot.

The applicant has submitted a Master Plan of the subject property and of additional acreage located directly east of the subject property. The Master Plan identifies the proposed residential lot at the northern terminus of Jolly Lane with additional residential development at the western terminus of Sweetbriar Street and Avenue A. The balance of the property located between the two areas of residential development is identified as a "drainage easement". This plat is identified as "Phase I" on the Master Plan.

STAFF REPORT

January 4, 2001

PLAT #00PL127 - Preliminary & Final Plat

ITEM 27

The property has recently been annexed into the City limits of Rapid City and rezoned from No Use District to Low Density Residential District with a Planned Residential Development. The applicant has indicated that the "Children's Home Organization" is proposing to construct a children's home on the subject property to serve displaced children within our community.

STAFF REVIEW: During the review of the Preliminary and Final Plat request, staff identified a number of concerns that must be addressed in order for the project to go forward.

Drainage: Layout Plat 00PL106 was approved contingent upon a complete drainage plan per the Racetrack Drainage Basin Design Plans being submitted for review and approval upon Preliminary Plat submittal. The drainage plan must include elements 23, 24 and RTD2 of the Racetrack Draw Drainage Basin Design Plans. The drainage plan must also include the design of a culvert and an inlet and an outlet channel for the proposed detention facility to insure that adequate drainage easements are provided. In addition, the culvert and channels must be constructed. Major drainage easements must be shown on the plat as required by the Engineering Division. Additional topographic information, a grading plan and a detailed erosion control plan must also be submitted for review and approval. To date, this information has not been submitted. Staff is recommending that the proposed plat be continued to allow the applicant additional time to submit the required information for review and approval.

Road Design Plans and Improvements: The subject property is located at the northern most terminus of Jolly Lane (previously identified as Race Track Road). Jolly Lane is located within a 66 foot wide section line right-of-way and is currently constructed with an approximate twenty foot wide paved surface to the southern lot line of the subject property. That portion of Jolly Lane located adjacent to the subject property has not been constructed. Jolly Lane is classified as a Local Road requiring a minimum 20 foot wide paved surface with curb, gutter and sidewalks. A geotechnical evaluation, street drainage design plan and a pavement design must be submitted for review and approval. In addition, that portion of Jolly Lane located adjacent to the subject property must be constructed as identified or a Subdivision Regulations Variance must be obtained prior to Final Plat approval.

Special Exception: The plat shows Jolly Lane as a dead end road with a cul-de-sac located along the north lot line of the subject property. The length of the cul-de-sac measures approximately 1,560 feet. The Street Design Criteria Manual allows a maximum cul-de-sac length of 1,200 feet. The Layout Plat was approved contingent upon the plat be revised to preclude the construction of a cul-de-sac in excess of 1,200 feet or a Special Exception to the Street Design Criteria Manual being obtained. To date, a Special Exception has not been requested nor has the plat been revised as identified. Prior to Final Plat approval, the plat must be revised to preclude the construction of a cul-de-sac in excessive of 1,200 feet or a Special Exception to the Street Design Criteria Manual must be obtained.

STAFF REPORT

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ITEM 27

Road Name: The Pennington County Board of Commissioners has recently renamed Race Track Road to Jolly Lane. The plat must be revised to reflect the road name change.

Utility Master Plan: Currently, City sewer and water is located within the Elk Vale Road right-of-way located west of the subject property. In addition, Rapid Valley Sanitary District sewer and water lines are located within Jolly Lane right-of-way located directly south of the subject property. The property is currently located in the Rapid Valley Sanitary District service area boundary. The Layout Plat was approved contingent upon a Utility Master Plan prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and water mains to the subject property and the property located directly north of the subject property upon submittal of the Preliminary Plat. The Engineering Division has indicated that a Utility Master Plan has not been submitted for review and approval.

Submittal Deadline: Staff is recommending that the Preliminary and Final Plat be continued to the January 25, 2001 Planning Commission meeting to allow the applicant additional time to submit the information as identified. In order to be considered at the January 25, 2001 Planning Commission meeting, the information must be submitted by January 5, 2001.