

STAFF REPORT

April 26, 2001

No. 01PL022 - Preliminary Plat

ITEM 21

GENERAL INFORMATION:

PETITIONER	Ron & Mary Ann Davis
REQUEST	No. 01PL022 - Preliminary Plat
LEGAL DESCRIPTION	Lots 1-18, Buffalo Ridge Subdivision, located in the NW1/4 NW1/4, Section 11, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.5 Acres
LOCATION	Approximately 800 feet south of the intersection of East 53rd Street and Twilight Drive
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Preliminary Plat be approved as a Layout Plat with the following stipulations:

Engineering Division Recommendations:

1. Upon submittal of the Preliminary Plat, topographic information and a grading plan shall be submitted for review and approval. In particular, the plan shall show sufficient off-site grading to allow for the interface to be analyzed between existing development and proposed development;
2. Upon submittal of the Preliminary Plat, a drainage plan shall be submitted for review and approval;
3. Upon submittal of the Preliminary Plat, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval;
4. Upon submittal of the Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval;
5. Upon submittal of the Preliminary Plat, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. In particular, a complete street design plan shall be submitted showing the location of utilities, storm drainage, curb, gutter, and sidewalk improvements. In

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addition, geotechnical information and a pavement design shall be submitted for review and approval;

6. Prior to Final Plat approval by the Planning Commission, major drainage easements shall be shown on the plat as required by the Engineering Division;
7. Prior to Final Plat approval by the City Council, Buffalo Ridge Court shall be revised to show a 49 foot wide right-of-way to the east lot line with a temporary turnaround at the end of the road;

Pennington County Highway Department Recommendation:

8. The applicant shall work with the County to insure that the drainage plan is designed to incorporate drainage from the proposed subdivision into the reconstruction design plans of Reservoir Road;

Fire Department Recommendation:

9. Upon submittal of the Preliminary Plat, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval;

Transportation Planning Division Recommendation:

10. Upon submittal of the Preliminary Plat, the plat shall be revised to show a non-access easement along Reservoir Road except for the approved approach location(s). In addition, a non-access easement shall be shown along the first fifty feet of Buffalo Ridge Court;

Emergency Services Communication Center Recommendations:

11. Upon submittal of the Preliminary Plat, the plat shall be revised to show E. 53rd Street as Reservoir Road;
12. Upon submittal of the Preliminary Plat, an alternate road name for Buffalo Ridge Court shall be submitted to the Emergency Services Communication Center for review and approval;

Register of Deed's Office Recommendation:

13. Upon submittal of the Preliminary Plat, the title of the plat shall be revised to read "All Located in: NW1/4 NW1/4 of Section 11";

Urban Planning Division Recommendations:

14. Upon submittal of the Preliminary Plat, a site plan shall be submitted showing the setbacks to be maintained from the existing structures on Lot 18 to the proposed lot lines;
15. Prior to Final Plat approval by the City Council, the building located across the proposed lot line between Lot 14 and Lot 15 shall be removed from the property;
16. Prior to City Council approval of the Final Plat, a Subdivision Regulations Variance to allow a lot more than twice as wide as it is long shall be obtained or the plat shall be revised to comply with the lot to width requirement;
17. Prior to Final Plat approval by the City Council, a Special Exception shall be obtained to reduce the separation requirement for a private drive to an intersection or the plat shall be revised showing access to Lot 18 from an interior road;
18. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be

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- submitted for review and approval; and,
19. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the inspection fee shall be paid.

GENERAL COMMENTS: The applicant has submitted a Preliminary Plat to subdivide the subject property into 18 residential lots. Insufficient information was submitted to review the proposed plat as a Preliminary Plat and, as such, staff is reviewing the plat as a Layout Plat.

The property is located approximately 800 feet south of the intersection of Twilight Drive and Reservoir Road on the east side of Reservoir Road. Currently, a single family residence and a detached garage are located on proposed Lot 18 and an accessory structure is located across the common lot line between Lot 14 and Lot 15.

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 that is provided. All specific details of the subdivision may not be addressed at the time of 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 City 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:

Zoning: The property is located in Pennington County outside of the incorporated City limits of Rapid City but within the City's three mile platting jurisdiction. The Pennington County Planning Department has indicated that the subject property is currently zoned Suburban Residential District. The Pennington County Zoning Ordinance requires a minimum 20,000 square foot lot size for an on-site wastewater and a community water system. The proposed lots meet the minimum lot size requirement of the Suburban Residential District.

The Pennington County Zoning Ordinance requires that the principal use of the property be established prior to an accessory structure being allowed. As previously indicated, a single family residence and a detached garage are located on proposed Lot 18 and an accessory structure is located across the common lot line between Lot 14 and Lot 15. Prior to Final Plat approval, the building located on Lot 14 and Lot 15 must be removed from the property. In addition, a site plan must be submitted showing the setbacks to be maintained from the existing structures on Lot 18 to the proposed lot lines.

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 Lot 12 will have a length twice the

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distance of the width. As such, staff is recommending that a Variance to the Subdivision Regulations be obtained prior to Final Plat approval or that the plat be revised to comply with the length to width requirement.

Access: Reservoir Road is located along the west lot line of the subject property and is classified as a principal arterial road on the Major Street Plan. Currently, an approach exists on Reservoir Road serving as access to the existing residence and garage located on proposed Lot 18. The principal arterial road serves as a high volume traffic corridor. As such, direct access onto Reservoir Road from proposed Lot 18 is undesirable. The Street Design Criteria Manual states that a minimum separation of 200 feet or more is necessary between driveways and intersections. Currently, Uranus Street is located north of proposed Lot 18. The plat identifies that Buffalo Ridge Court will be located south of proposed Lot 18 and Lot 17. The driveway does not meet the minimum separation requirement for either roadway. Prior to Final Plat approval, a Special Exception must be obtained to reduce the separation requirement or the plat must be revised showing access to Lot 18 from an interior road.

The plat identifies the construction of Buffalo Ridge Court as a cul-de-sac road, dead-ending at the east lot line of the subject property. Buffalo Ridge Court will serve as access to the remaining proposed lots and the adjacent property and is classified as a local road requiring a minimum 49 foot wide right-of-way. Based on the potential future development of the adjacent property, staff is recommending that Buffalo Ridge Court be revised to provide a 49 foot wide right-of-way to the east lot line with a temporary turnaround at the end of the road.

Drainage: The Engineering Division has indicated that a complete drainage plan must be submitted for review and approval. The drainage plan must include flow calculations that provide for the interception of flows from existing development located to the north of the subject property. In addition, the plan must identify that intercepting flows along the south lot line do not exceed pre-development conditions. The Pennington County Drainage Engineer has indicated that storm sewers may be necessary if the drainage plan warrants. The Pennington County Drainage Engineer also indicated that the County will be reconstructing Reservoir Road in the next two to three years. The applicant must work with the County to insure that the drainage plan is designed to incorporate drainage from the proposed subdivision into the reconstruction design of Reservoir Road. Upon submittal of the Preliminary Plat, the drainage plan must be submitted addressing the issues as identified.

Subdivision Improvements: Upon Preliminary Plat submittal, complete engineering plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code must be submitted for review and approval. These plans must include construction plans in compliance with City Standards and the Street Design Criteria Manual for all subdivision improvements. In addition, the Engineering Division has indicated that grading plans and topographic information must be submitted for review and approval. The Fire Department has also indicated that upon submittal of the Preliminary Plat, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, must be submitted for review and approval.

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Staff believes that the proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.