

STAFF REPORT

June 7, 2001

No. 01PL046 - Final Plat

ITEM 26

GENERAL INFORMATION:

PETITIONER	Centerline for Double E, LLC
REQUEST	No. 01PL046 - Final Plat
LEGAL DESCRIPTION	Lots 1 thru 4 of Block 1; and R.O.W. of Willowbend Road, Willowbend Place, and temporary ingress egress easement located in the N1/2 of the SW1/4 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6 Acres
LOCATION	At the intersection of Willowbend Road and Willowbend Place
EXISTING ZONING	Low Density Residential - II District (PRD)
SURROUNDING ZONING	
North:	(County)
South:	Low Density Residential - II District (PRD)
East:	Low Density Residential - II District (PRD)
West:	Office Commercial District (PDD)
PUBLIC UTILITIES	To Be Extended
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Final Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. The Special Exception request to allow curb-side sidewalk along Willowbend Road is hereby denied. The sidewalk shall be constructed as indicated in the approved subdivision plans.
2. The Special Exception request to allow property-line sidewalk, roll-over curb and gutter, and on-street parking on Willowbend Place is hereby granted provided the petitioner complies with the following: a) Provides revised drainage calculations documenting that the roll-over curb and gutter will accommodate required drainage flows; b) Provides financial surety for all necessary regulatory signage; and c) Revises the subdivision plans to reflect the property-line sidewalk.

Fire Department Recommendations:

3. Prior to City Council approval of the Final Plat, all required temporary turn-arounds shall be constructed;

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Emergency Services Dispatch Center Recommendations:

4. Prior to City Council approval of the Final Plat, a street name other than "Willowbend Place" shall be submitted and approved;

Urban Planning Division Recommendations:

5. The required Subdivision Improvements Estimate form shall be submitted for review and approval;
6. The required Subdivision Inspection fees shall be paid;
7. All subdivision improvements shall be completed or financial surety shall be posted by the petitioner in a form to be approved by the City Attorney in an amount sufficient to cover the cost of the incomplete improvements. The off-site improvements to South Valley Drive are included in the required subdivision improvements; and,
8. Prior to Final Plat approval, the plat shall be revised to include the acreages of the four lots.

GENERAL COMMENTS: This Final Plat has been submitted to plat the first four residential lots in Plum Creek Subdivision. The petitioner has indicated that model homes will be constructed on these lots for marketing purposes. The plat also proposes to plat the following roadways: Willowbend Place, Willowbend Drive, and the forty-foot wide temporary ingress/egress easement that will connect Willowbend Drive with South Valley Drive. The initial access to the subdivision will be provided through the temporary ingress/egress easement. Ultimately access will also be provided via Willowbend Drive where it connects through to the Elks Country Estates development to the east and the Southeast Connector. The developer of Elks Country Estates has entered into an agreement with the City which states that this connection will be completed after Willowbend Road is constructed through Plum Creek Subdivision to connect to South Valley Drive. The agreement also states that in no event shall the Willowbend connection construction take longer than five years.

Two special exceptions requests also accompany this Final Plat. The first request is for the change to curb-side sidewalk along Willowbend Road. The petitioner has indicated that this change will create a seamless-transition between the street and sidewalk and will therefore be more aesthetically pleasing and easier to maintain. The second special exception request is for changes to Willowbend Place to allow property-line sidewalks, roll-over curb and gutter and on-street parking.

STAFF REVIEW: Staff has reviewed this Final Plat and has noted the following requirements and issues. A complete compilation of all requirements is reflected in the Staff Recommendation portion of this Staff Report.

Special Exceptions - Two special exceptions have been requested. The first one is for the change to curb-side sidewalk along Willowbend Road. The petitioner has indicated that this change will create a seamless-transition between the street and sidewalk and will therefore be more aesthetically pleasing and easier to maintain. Staff is not supportive of this special exception request. The separation between roadway and sidewalk is a critical safety mechanism – especially on higher volume roadways such as Willowbend Road. The second special exception request is for changes to Willowbend Place to allow property-line

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sidewalks, roll-over curb and gutter and on-street parking. The Engineering Division is supportive of this request provided the petitioner submits new drainage calculations for the curb and gutter, new sidewalk plans, and posts financial surety for all necessary traffic control and "No Parking" signs on the street for those areas where the street is too narrow to allow on-street parking.

Subdivision Improvements – A standard requirement of any Final Plat approval is that the petitioner provide financial surety to the City for any incomplete subdivision improvements. In this case, one of the improvements will be an off-site improvement involving the paving of South Valley Drive from the western border of this subdivision to where South Valley Drive is paved further to the north. The petitioner has also entered into an agreement with Pennington County regarding the paving of this roadway.

Future Southeast Connector – The temporary ingress/egress easement identified on the Final Plat crosses the footprint of the future Southeast Connector. Should any additional lots be platted using this roadway, the easement will be required to be dedicated as right-of-way or a subdivision variance must be obtained.

Staff has reviewed this plat and has found that it complies with all applicable regulations assuming the noted stipulations are observed.