

STAFF REPORT

June 21, 2001

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**No. 01PL052 - Preliminary Plat**

**ITEM 26**

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GENERAL INFORMATION:

PETITIONER	Ron & MaryAnn Davis
REQUEST	<b>No. 01PL052 - Preliminary Plat</b>
LEGAL DESCRIPTION	Lots 1 thru 18 of Buffalo Ridge Subdivision formerly: unplatted all located in NW1/4 NW1/4 of Section 11, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4 Acres
LOCATION	Southeast of the intersection of Reservoir Road and Uranus Street
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 continued to the July 5, 2001 Planning Commission meeting to allow the applicant to submit additional information and to revise the construction plans accordingly.

GENERAL COMMENTS: The applicant has submitted a Preliminary Plat to subdivide the subject property into 18 residential lots. 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.

On May 5, 2001, the City Council approved a Layout Plat subdividing the subject property as identified on this plat. Several of the stipulations of approval required that specific information be submitted upon Preliminary Plat submittal. To date, all of the necessary information has not been submitted.

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

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---

Drainage: The Engineering Division and the Pennington County Drainage Engineer have indicated that a revised drainage plan must be submitted prior to this plat going forward. The drainage plan must provide positive drainage along Reservoir Road extending south of the proposed development to the Hawthorne Irrigation Ditch. In particular, the drainage plan must include provisions for the conveyance of run-off from the subject property within the Reservoir Road right-of-way to the Hawthorne Irrigation Ditch (approximately 1,000 feet south of the proposed development). The Pennington County Drainage Engineer has indicated that the run-off computations must be revised and that ditch sizing and street flows must be recomputed. The drainage plan must include flow calculations that provide for the interception of flows from existing development located north of the subject property. In addition, the drainage plan must identify culvert improvements as necessary. The drainage plan must also identify that the 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. Staff is recommending that the Preliminary Plat be continued to allow the applicant to submit a revised drainage plan as identified and to adjust the construction plans as necessary.

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 Preliminary 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. The applicant has indicated that the cul-de-sac will be constructed as a permanent cul-de-sac instead of a temporary turnaround. The permanent cul-de-sac will serve as an intermediate turnaround in the road when and if the road is extended to the east. Prior to Preliminary Plat approval, the road construction plans must be revised as identified.

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---

The Preliminary Plat identifies Lots 14 and 15 as flag pole lots. Based on the narrow lot frontage to the two lots, staff is recommending that the plat be revised to show a shared approach to Lots 14 and 15 prior to Final Plat approval.

Reservoir Road is classified as a principal arterial road on the Major Street Plan requiring a minimum 100 foot right-of-way. Reservoir Road is located in a section line right-of-way and currently has a 66 foot wide right-of-way. The plat identifies the dedication of an additional 17 feet of right-of-way along Reservoir Road. The Pennington County Highway Department has also indicated that curb, gutter and sidewalk improvements along Reservoir Road must be constructed along the existing 66 foot wide section line right-of-way in order to coordinate with the County's future road design improvements.

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 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.

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 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.

Utility Plan: The Engineering Division has indicated that a Utility Plan must be submitted for review and approval. In addition, the Rapid Valley Sanitary District has indicated that the applicant must set up a pre-construction meeting prior to Planning Commission approval of the Preliminary Plat.

Staff is recommending that the Preliminary Plat be continued to the July 5, 2001 Planning Commission meeting to allow the applicant to submit the additional information outlined above and to revise the plat and construction plans accordingly.