

STAFF REPORT

July 5, 2001

No. 01PL044 - Preliminary and Final Plat

ITEM 67

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying for Ken Berglund
REQUEST	No. 01PL044 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 1, 2 and 3 of Squirrelly Acres Subdivision located in the NE1/4 SE1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 17.79 Acres
LOCATION	5501 Berglund Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Park Forest District
South:	General Agriculture District
East:	Business Park District
West:	General Agriculture District
PUBLIC UTILITIES	Private on-site wastewater and community water
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the Planning Commission, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Final Plat approval by the City Council, the applicant shall provide documentation in compliance with Section 16.20 of the Subdivision Regulations providing for the maintenance of the private access easement;
3. Prior to Preliminary Plat approval by the Planning Commission, topographic information shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the Planning Commission, a drainage plan, designed in accordance with the Arrowhead Drainage Basin Development Plan, shall be submitted for review and approval;
5. Prior to Final Plat approval by the City Council, the plat shall be revised to show a utility and maintenance easement from the well to the individual home sites;

Fire Department Recommendations:

6. Prior to Preliminary Plat approval, design plans for a turnaround at the end of the cul-de-

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sac shall be submitted for review and approval. The cul-de-sac design shall comply with the Street Design Criteria Manual or the applicant shall obtain a Special Exception to the Street Design Criteria Manual;

Emergency Services Communication Center Recommendation:

7. Prior to Final Plat approval by the City Council, the plat shall be revised to identify the access easement as "Berglund Road";

Urban Planning Division Recommendations:

8. A Special Exception shall be granted to allow a cul-de-sac in excess of 1,200 feet in length and to waive the requirement that an intermediate turnaround shall be provided every 600 feet within a cul-de-sac;
9. Prior to Final Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow the lot length to be greater than twice the lot width, or the plat shall be revised to comply with the length to width requirement;
10. Prior to Final Plat approval by the City Council, the property shall be rezoned from General Agriculture District to Park Forest with a Planned Residential Development;
11. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
12. 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 subdivision inspection fee shall be paid.

GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat request to subdivide the subject property into three residential lots leaving a 7.2 acre unplatted balance. The property is located at the southern terminus of Berglund Road, directly west of the SoDak building on South U. S. Highway 16.

Currently, a residence is located on each of the proposed three lots. The residences are served by individual on-site wastewater systems and a community well. The applicant has also submitted a Subdivision Regulations Variance request to waive the requirements for paving, curb, gutter, sidewalk, dry sewer and street light conduit and a Layout Plat for the unplatted balance. In addition, the applicant has submitted a rezoning request to rezone the subject property from General Agriculture District to Park Forest with a Planned Residential Development and to rezone the unplatted balance from General Agriculture District to Medium Density Residential District with a Planned Residential District. (See companion items 01PL047, 01SV009, 01RZ024, 01RZ025, 01PD026 and 01PD027.)

STAFF REVIEW: **This item was continued at the June 7, 2001 Planning Commission meeting to allow it to be heard in conjunction with the associated items listed above. No other part of this Staff Report has been revised.** Staff has reviewed the Preliminary and Final Plat and has noted the following considerations:

Zoning: As previously indicated, the property is currently zoned General Agriculture District requiring a 20 acre minimum lot size for a single family residence. On April 26, 2001, the City Council approved a Comprehensive Plan Amendment to change the future land use designation from Planned Residential Development with 1 dwelling unit per acre and Low

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Density Residential Density Residential with a Planned Residential Development to a Planned Residential Development with 3.8 dwelling units per acre. The proposed plat does not exceed 3.8 dwelling units per acre. As mentioned above, the applicant has submitted a request to rezone the subject property from General Agriculture District to Park Forest with a Planned Residential Development.

Lot Configuration: The Subdivision Regulations state 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 the three lots 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.

Cul-de-sac: The Street Design Criteria Manual states that a cul-de-sac shall not exceed 1,200 feet and that an intermediate turnaround is needed every 600 feet within a cul-de-sac. The proposed cul-de-sac measures approximately 2,400 feet in length, requiring that an intermediate turnaround be provided every 600 feet. The applicant has requested a Special Exception to the Street Design Criteria Manual to allow a cul-de-sac in excess of 1,200 feet in length and to waive the requirement that intermediate turnarounds be provided. The applicant has indicated that the section line right-of-way located along the east lot line of the unplatted balance will eventually be constructed to serve as future access to any development on the unplatted balance. In addition, the road, located within a private access easement, currently serves as access to a maximum of four residences, including the three located on the subject property. (The applicant should be aware that the Street Design Criteria Manual states that a maximum of four lots may be served from an easement. Any additional platting that results in additional lots accessing onto the easement will require that the easement be dedicated as right-of-way.)

Water: The Engineering Division has indicated that the location of the well must be shown on the site plan. In addition, the plat must be revised to show the extension of a utility and maintenance easement from the well to the individual home sites.

Drainage Plan: The Engineering Division has indicated that a drainage plan must be submitted for review and approval. The Engineering Division has also indicated that the proposed rezoning allows for a higher density than that computed in the Arrowhead Drainage Basin Development Plan. As such, the drainage plan must detail run-off from the subject property.

Subdivision Improvements: As previously indicated, the applicant is requesting a Variance to the Subdivision Regulations to waive the requirements for paving, curb, gutter, sidewalk, dry sewer and street light conduit. The variance must be granted or the applicant will need to submit complete design plans for all required subdivision improvements. Section 16.20 of the Subdivision Regulations requires that the applicant provide documentation demonstrating that maintenance of the roads will be completed in accordance with the provisions of City Ordinance. In addition, design plans for a turnaround at the end of the cul-de-sac must be submitted to the Fire Department demonstrating compliance with the Street Criteria Manual or a Special Exception must be obtained.

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