

STAFF REPORT

January 10, 2002

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**No. 01PL122 - Preliminary and Final Plat**

**ITEM 22**

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GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	<b>No. 01PL122 - Preliminary and Final Plat</b>
EXISTING LEGAL DESCRIPTION	Formerly a portion of Tract 1 of the Red Ridge Ranch and the unplatted portion of SW1/4 and the unplatted portion of NW1/4 and the unplatted portion of the W1/2 NE1/4 all in Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 7-9, Block 7 and Lots 4-6, Block 8 and Lot 1, Block 9 and Lot 1, Block 10 and Lots 1-38, Block 11 and Lots 1-13, Block 12 and Lots 1-5, Block 13 and Lots 1-6, Block 14 and Lot P and Outlot G and dedicated streets
PARCEL ACREAGE	Approximately 78.59 acres
LOCATION	West of Sheridan Lake Road
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/12/2001
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be continued to the January 24, 2002 Planning Commission meeting to allow the applicant to meet with staff regarding water pressure and fire protection issues.

GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat to subdivide approximately 79 acres into 72 residential lots. The applicant has indicated that the plat is being proposed as Phase III of the Red Rock Estates Subdivision. The applicant has also submitted a Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide as a companion item to the proposed plat. (See item # 01SV036.)

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The subject property is located at the western terminus of Muirfield Drive and is currently void of any structural development.

STAFF REVIEW: During the review of the Preliminary and Final Plat, staff identified the following considerations:

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 seven of the lots have a length twice the distance of the width. As previously indicted, the applicant has submitted a Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide. Prior to Final Plat approval, the Variance to the Subdivision Regulations must be obtained or the plat must be revised to comply with the length to width requirement.

Cul-de-sac Length: The Street Design Criteria Manual states that in moderate to high fire hazard areas, cul-de-sacs shall not exceed 500 feet in length. The Fire Department has indicated that the subject property is located in a moderate to high fire hazard area. The proposed plat identifies Carnoustie Court and Maidstone Court as a 900 foot and a 750 foot long cul-de-sac, respectively. The applicant must obtain a Special Exception to allow a cul-de-sac in excess of 500 feet or the plat must be revised accordingly.

Road Design: Muirfield Drive is identified on the Major Street Plan as a collector road requiring a minimum 68 foot wide right-of-way. The plat identifies Muirfield Drive as a 68 foot wide right-of-way meeting the minimum requirements. However, the Major Street Plan also identifies that portion of Prestwick Road extending north from Muirfield Drive as a collector road. The plat must be revised to show this portion of Prestwick Road with a 68 foot wide right-of-way or an amendment to the Major Street Plan must be reviewed and approved.

Section Line Highway: A section line highway is located along the west lot line of the subject property. Prior to City Council approval, the section line highway must be improved to City street standards or a Variance to the Subdivision Regulations must be obtained to waive the street improvements; or the section line highway must be vacated. The west half of the section line highway is located on an adjacent property under different ownership from the subject property. The Subdivision Regulations states that "...where there exists a dedicated or platted half-street adjacent to the tract to be subdivided, the other half shall be platted. No new half-streets shall be permitted". Vacating only that portion of the section line highway located on the subject property will create a half-street. As such, the entire section line highway must be vacated requiring that the adjacent property owner sign a vacation of section line highway document. Prior to City Council approval of the Preliminary Plat, the section line highway issue must be addressed as identified.

Drainage: Currently, a detention pond is located in the southern portion of the subject property. The Red Rock Estates Master Plan identifies a second detention pond to be located in the northern portion of the property. The applicant has indicated that the second detention pond does not need to be constructed at this time. The Engineering Division has indicated that additional drainage information must be submitted to determine if constructing the detention pond can be delayed beyond this phase of the development.

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The drainage plan also identifies that a culvert will be constructed under the northern portion of Prestwick Road to accommodate run-off and drainage within the area. The Engineering Division has indicated that the drainage plan must be revised to identify that the drainage will not impact the adjacent property located directly west of this area. Staff is recommending that the drainage plan be revised as identified prior to Planning Commission approval of the Preliminary Plat.

Water: The Engineering Division's preliminary review identifies that adequate water pressure may not be available to the subject property. In addition, the Fire Department has indicated that the minimum fire flow protection of 1,000 gpm is not being met for this phase of development. As such, staff is recommending that the Preliminary and Final Plat be continued to the January 24, 2002 Planning Commission meeting to allow the applicant to meet with staff regarding the water pressure and fire protection issues.