

STAFF REPORT

March 7, 2002

No. 02PL012 - Preliminary and Final Plat

ITEM 39

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc. for Stoney Creek Inc.
REQUEST	No. 02PL012 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	The E1/2 SW1/4 less Stoney Creek Subdivision Phase 1 and Less Lot H2, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 24, Block 3; Lots 4, 5, and Outlot "A", Block 4; Lots 1-22, Block 6 of Stoney Creek Subdivision and dedicated Nugget Gulch Drive, Harvard Avenue, Columbia Court, Cornell Court and major drainage easements located in the NE1/4 of the SW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 24.92 acres
LOCATION	North of the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	General Agriculture District/Neighborhood Commercial District
SURROUNDING ZONING	
North:	Mobile Home Residential District/Park Forest District
South:	General Agriculture District
East:	General Agriculture District
West:	Low Density Residential District w/Planned Residential Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	02/06/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be continued to the March 21, 2002 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

The applicant has submitted a Preliminary and Final Plat to create a 25 lot residential development to be known as "Stoney Creek Subdivision Phase II". The Preliminary and Final Plat also identifies the extension of Harvard Avenue to the east and extending Nugget

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Gulch to Catron Boulevard. The property is located approximately 1,300 feet east of the intersection of Catron Boulevard and Sheridan Lake Road on the north side of Catron Boulevard and is currently void of any structural development.

The applicant has also submitted a Comprehensive Plan Amendment to revise the Major Street Plan eliminating Nugget Gulch as a collector road. In addition, the applicant has also submitted a rezoning request to change the zoning from General Agriculture District and Neighborhood Commercial District to Low Density Residential District with a Planned Residential Development. The applicant has also submitted a Variance to the Subdivision Regulations to allow lot(s) twice as long as they are wide. (See companion items 02CA014, 02RZ013, 02PD005 and 02SV008.)

STAFF REVIEW:

Staff has reviewed the Preliminary and Final Plat and has identified the following considerations:

Zoning: A portion of the subject property is currently zoned General Agriculture District with the balance being zoned Neighborhood Commercial District. The General Agriculture District requires a minimum lot area of not less than 20 acres for each dwelling and accessory buildings. The Neighborhood Commercial District allows living and/or sleeping quarters only when constructed above the ground floor and a permitted neighborhood commercial use exists in the ground floor of the structure. Detached single family dwelling units are not permitted. As such, the property must be rezoned prior to Final Plat approval. The Southwest Connector Neighborhood Area Future Land Use Plan identifies the appropriate use of the property as Planned Residential Development with a maximum density of 4.8 dwelling units per acre. On February 8, 2002, the applicant submitted a rezoning request to change the zoning on the subject property from General Agriculture District and Neighborhood Commercial District, respectively, to Low Density Residential District with a Planned Development Designation. Staff is recommending that the property be rezoned as identified prior to City Council approval of the Final Plat.

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 Preliminary and Final Plat identifies that nine lots will have a length twice the distance of the width. On February 8, 2002, the applicant submitted a Variance to the Subdivision Regulations to allow lots twice as long as they are wide. 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.

Streets: Nugget Gulch is classified as a collector road on the Major Street Plan. As previously indicated, the applicant has submitted a Comprehensive Plan Amendment to revise the Major Street Plan to change the classification of Nugget Gulch from a collector road to a local road with a 52 foot wide right of way. During the review of the Comprehensive Plan Amendment, the Engineering Division indicated that Nugget Gulch will serve as a collector road carrying traffic from north of the subject property to Catron Boulevard. In particular, Nugget Gulch will provide an interconnective road from Golden Eagle Drive and Horse

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Creek. Horse Creek and Golden Eagle Drive are also classified as collector roads on the Major Street Plan. The three roadways will carry traffic between Sheridan Lake Road and Catron Boulevard. The proposed development of the subject property and the future development of adjacent properties as identified on the Southwest Connector Neighborhood Future Land Use Plan support the need for a collector road in this location.

The Engineering Division has also indicated that providing a 60 foot wide right of way in lieu of the proposed 52 foot wide right of way would allow Nugget Gulch to be constructed as a collector road with no on-street parking. The Engineering Division has also indicated that within the boundaries of the 60 foot wide right of way, a three lane street could be constructed extending north from Catron Boulevard to approximately the north lot line of Lot 20, Block 6, transitioning into a two lane road as it extends to the north lot line of the subject property. Staff is recommending that the road construction plans be revised to show Nugget Gulch as a collector road or the proposed Comprehensive Plan Amendment be approved prior to Final Plat approval.

That portion of Nugget Gulch located north of the subject property in the Springbrook Acres Subdivision is a private street and does not currently meet the minimum design standards for a collector road as identified by the Street Design Criteria Manual. In addition, Nugget Gulch is constructed as a cul-de-sac street terminating along the north lot line of the subject property. Any new development and/or redevelopment along this portion of Nugget Gulch located within the Springbrook Acres Subdivision will require that additional right-of-way be obtained to allow for the road connection between the two properties and that the road be improved accordingly. Staff has initiated discussions with representative(s) from the Springbrook Acres Home Owners Association to provide a physical access between the two properties to serve as a gated emergency ingress and egress route between two properties.

The Engineering Division has also indicated that the road construction plans do not meet all of the minimum requirements set forth by the Street Design Criteria Manual. In particular, the pavement diameter within the proposed cul-de-sacs is shown to be 42.5 feet in lieu of the minimum required 45 feet diameter width. In addition, the intersection radii at the Howard Avenue/Nugget Gulch intersection are shown to be 15 feet in lieu of the minimum 25 foot requirement. Section 1.2.5 of the Street Design Criteria Manual states that "It is acknowledged that certain circumstances may preclude the use of certain requirements of this Manual. It shall be the responsibility of the user to provide an explanation of the circumstance, the specific exception(s) requested, and the justification(s) for this request". The Engineering Division is recommending that the Preliminary and Final Plat be continued to allow the applicant to provide an explanation and justification for granting each requested special exceptions. The Engineering Division has also indicated that if any additional special exceptions are needed, other than those identified by staff, they must also be requested by the applicant, including an explanation and justification for the request. Staff is recommending that the Preliminary and Final Plat be continued to allow the applicant to submit the special exception request(s) as outlined above.

In addition, the Engineering Division has indicated that the applicant must provide information identifying the basis for the proposed pavement design. Geotechnical requirements must be incorporated into the road design plans (including compaction,

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benching, etc.). The Engineering Division has also indicated that the road construction plans must be revised to provide a sidewalk along Catron Boulevard or a Variance to the Subdivision Regulations to waive the requirement must be obtained.

The Engineering Division has also indicated that the plat must be revised to show a non-access easement along the first fifty feet of the corner lots located at the Harvard Avenue/Nugget Gulch intersection, the Columbia Court/Harvard Avenue intersection and the Cornell Court/Harvard Avenue intersection. In addition, a non-access easement must be shown along Catron Boulevard and Nugget Gulch, except for approved approach location(s).

Drainage: The Engineering Division has indicated that the grading plan does not match with the Arrowhead Drainage Basin Plan. The grading plan must be revised to include lot drainage. In particular, Lots 1 thru 7 and Lots 18 thru 21 of Block 6 must be included in the plan. In addition, the grading plan must account for overflow(s) between Lots 4 and 5 of Block 4. The Engineering Division has also indicated that the drainage plan must be expanded to provide hydraulic analysis of storm sewer calculations. In addition, the drainage plan must address interim drainage flows north of Harvard Avenue, along Nugget Gulch, from Springbrook Acres Subdivision. The drainage plan must also address street calculations for sump on Nugget Gulch, at the intersection of Nugget Gulch and Harvard Avenue and to the north end of Nugget Gulch. Staff is recommending that the Preliminary and Final Plat be continued to allow the applicant to submit a revised grading and drainage plan as outlined.

The owner of the property entered into an agreement with the City for Arrowhead Basin Detention improvements on September 18, 2000. The terms of that agreement require that a letter of credit be provided at the time of Final Plat approval for each of the portions platted. Surety will need to be provided prior to City Council approval of the Final Plat.

Fire Department: The Fire Department has indicated that the proposed fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access.

The Fire Department has also indicated that a fire mitigation plan may be needed for some of the proposed lots within the subdivision. Staff is recommending that the applicant work with the Fire Department to address the fire mitigation issue prior to Final Plat approval.

Staff is recommending that the Preliminary and Final Plat be continued to the March 21, 2002 Planning Commission meeting to allow the applicant to submit a written request to consider special exception(s) to the Street Design Criteria Manual and to submit a revised drainage and grading plan. In addition, the road construction plans must be revised to show Nugget Gulch as a collector road or the Comprehensive Plan Amendment to eliminate Nugget Gulch as a collector road from the Major Street Plan must be approved.