

STAFF REPORT

May 9, 2002

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**No. 02PL027 - Preliminary and Final Plat**

**ITEM 6**

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GENERAL INFORMATION:

|                               |   |
|-------------------------------|---|
| PETITIONER                    | Renner & Sperlich Engineering Co. for Gordon Howie  |
| REQUEST                       | <b>No. 02PL027 - Preliminary and Final Plat</b>   |
| EXISTING<br>LEGAL DESCRIPTION | A portion of Tract 5 of Trailwood Village located in the E1/2 of the SW/14 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota              |
| PROPOSED<br>LEGAL DESCRIPTION | Lots 1, and 5 thru 15 of Block 17 of Trailwood Village located in the E1/2 of the SW/14 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota |
| PARCEL ACREAGE                | 2.23 acres  |
| LOCATION                      | Northeast of Covington Street and Teak Drive  |
| EXISTING ZONING               | Planned Urban Development (County)  |
| SURROUNDING ZONING            |   |
| North:                        | Planned Urban Development (County)  |
| South:                        | Planned Urban Development (County)  |
| East:                         | Planned Urban Development (County)  |
| West:                         | Planned Urban Development (County)  |
| PUBLIC UTILITIES              | Rapid Valley sewer and water  |
| DATE OF APPLICATION           | 03/28/2002  |
| REPORT BY                     | Lisa Seaman   |

RECOMMENDATION:

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

**Engineering Division Recommendations:**

- 1. Prior to Final Plat approval by the City Council, the required regulatory signage and street identification signage shall be installed on Teak Drive;**
- 2. Prior to Final Plat approval by the City Council, the plat shall be revised to include a utility easement within the flag pole portion of Lot 5, Block 17;**
- 3. Prior to Preliminary Plat approval by the City Council, utility plans shall be submitted for review and approval;**
- 4. Prior to Preliminary Plat approval by the City Council, drainage plans shall be submitted for review and approval;**
- 5. Prior to Preliminary Plat approval by the City Council, the applicant shall provide**

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documentation of the legal entity that will provide road maintenance for the proposed subdivision ;

**Fire Department Recommendations:**

6. All Uniform Fire Codes shall be continually met
7. Prior to the start of any building construction, fire hydrants shall be installed and operational;
8. All streets, turnarounds and access shall comply with all the requirements of the Rapid City Street Design Criteria Manual;

**Urban Planning Division Recommendations:**

9. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid;
10. Prior to Final Plat approval by the City Council, the petitioner shall either complete the required subdivision improvements or post financial surety in the amount necessary to cover the cost of the required subdivision improvements;
11. Prior to Final Plat approval by the City Council, the petitioner shall revise the proposed plat to include non-access easements on proposed Lots 1 and 15 along the frontage of Teak Drive and along the proposed cul-de-sac for a minimum distance of 50 feet from the intersection of Teak Drive and the proposed cul-de-sac; and,
12. Prior to Final Plat approval by the City Council, the petitioner shall either revise the street design plans and plat to reflect sufficient roadway and right of way width to allow on-street parking, provide common-use visitor parking at the rate of one paved parking stall per dwelling located within 300 feet of the residence, or obtain a Special Exception to the common-use visitor parking requirement.

**GENERAL COMMENTS:** This Preliminary and Final Plat has been submitted to create 12 additional residential lots in the Trailwood Village Planned Unit Development. The property is located east of the intersection of Covington Street and Teak Drive. The Preliminary and Final Plat proposes that all twelve lots will take access from a proposed cul-de-sac. The Layout Plat for the lots included in this submittal was approved by the City Council on April 1, 2002.

**STAFF REVIEW:** Staff has reviewed the Preliminary and Final Plat request and noted the following considerations:

**Plat:** The applicant's Preliminary and Final Plat submittal on March 28, 2002 did not include a correct copy of the proposed plat as required by the Subdivision Regulations. Staff is recommending that the Preliminary and Final Plat request be continued to allow the applicant time to submit a correct plat and for staff to review the corrected plat. **The applicant has submitted a plat for this Preliminary and Final Plat request.**

**Subdivision Improvements:** Engineering plans and related information for the construction of required subdivision improvements have been submitted for review. The Engineering Division has indicated several plan revisions that must be completed prior to Planning

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Commission approval of the Final Plat. Staff has returned the redlined plans and review comments to the applicant. The revisions include items such as identifying additional drainage easements, design revisions and the requirement that additional design information be submitted. **The applicant has completed the majority of the revisions requested by the Engineering Division. The remaining revisions are minor and can be reviewed prior to City Council approval of the Preliminary and Final Plat.**

Utility Master Plan: As a part of the Layout Plat the Engineering Division requested that the applicant provide a utility master plan identifying all existing and proposed utility mains and service lines within the proposed subdivision. The Engineering Division has reviewed the utility master plan and will determine the appropriate means of repairing the road based on the number of utility cuts identified in the utility master plan. **The applicant has submitted the requested master plan and indicated that the section of Teak Drive that is disturbed by the installation of utilities will be overlaid rather than individual patches installed on each utility cut.**

Non-Access Easements: The Street Design Criteria Manual requires that access to a property be taken from a lesser order street when possible. Teak Drive is classified as a collector street while the proposed cul-de-sac will be considered a lane/place. Staff is recommending that the applicant revise the proposed plat to include non-access easements on proposed Lots 1 and 15 along the frontage of Teak Drive to ensure that access to those lots will be taken from the proposed cul-de-sac. In addition, non-access easements must be provided along the proposed cul-de-sac for a minimum distance of 50 feet from the intersection of Teak Drive and the proposed cul-de-sac.

Parking Requirements: The design plans submitted with this Preliminary and Final Plat request identifies that the right of way width for the proposed cul-de-sac will be 45 feet, the appropriate width for a road designated as a lane/place without on-street parking. Section 7.2 of the Street Design Criteria Manual requires that in addition to the off-street parking requirements of Section 17.50.270 of the Rapid City Municipal Code single-family residential uses must also provide common-use visitor parking. Staff is recommending that the applicant either submit revised plans that provide common-use visitor parking at the rate of one paved parking stall per dwelling located within 300 feet of the residence, obtain a Special Exception to the common-use visitor parking requirement or revise the street plans and plat to reflect sufficient width to allow on-street parking.

Road Maintenance Agreement: The Engineering Division has requested that the applicant provide documentation of the legal entity that will provide road maintenance for the proposed subdivision.