

STAFF REPORT

September 26, 2002

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**No. 02PL091 - Preliminary and Final Plat**

**ITEM 18**

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GENERAL INFORMATION:

PETITIONER	CETEC Engineering for Park Hill Development Inc.
REQUEST	<b>No. 02PL091 - Preliminary and Final Plat</b>
EXISTING LEGAL DESCRIPTION	Lots 3, 4A and 4B of Block 4 of Park Meadows Subdivision located in the NE1/4 of SE1/4, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 3R, 4AR and 4BR of Block 4 of Park Meadows Subdivision located in the NE1/4 of SE1/4, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.62 acres
LOCATION	Southeast of the intersection of Sydney Drive and East Oakland Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	08/26/2002
REPORT BY	Tom Kurtenbach

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Subdivision improvements for these lots are in place or surety has been posted;

Fire Department Recommendations:

2. The Uniform Fire Code shall be continually met;

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Urban Planning Division Recommendations:

3. Prior to Final Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow a lot length greater than twice the lot width or the plat shall be revised to comply with the length to width requirement;
4. If the Planning Commission concurs with the recommendation of the South Dakota Department of Transportation that Sydney Drive shall be barricaded, then a Special Exception is hereby granted to allow more than 40 dwelling units to be accessed from one street; and,
5. Prior to Final Plat approval by the City Council, all of the affected utility companies shall concur with the utility easement relocation.

GENERAL COMMENTS:

The applicant has submitted a Preliminary and Final Plat to revise a common lot line between existing Lots 3, 4A, and 4B of Block 4. The subject property is located east of East Oakland Street and south of Sydney Drive. On September 10, 2002, exterior construction of townhomes located on existing Lots 4A and 4B was approximately ninety percent complete. No structural construction was observed on existing Lot 3 on this date.

The applicant has also submitted a Variance to the Subdivision Regulations to allow lots twice as long as they are wide. The Variance to the Subdivision Regulations will be heard at the October 24, 2002 Planning Commission meeting.

In 1998, the City Council approved Layout Plat 98PL031 to create 18 residential lots, including a portion of the subject property. On September 17, 2001, the City council approved Layout Plat 01PL091 to create 117 residential lots. This Layout Plat included all of the subject property plus surrounding property(s) and identified a mixture of single family and townhome lots. In addition, an approximate 15 acre parcel located along the east lot line was identified as an area for the future development of multi-family dwelling units. The Layout Plat identified that the residential development would be constructed in five phases to be known as "Park Meadows Subdivision". On February 2, 2002, the City Council approved Preliminary and Final Plat #02PL001 to create 21 residential lots as Phase One of the development. The City Council has, subsequently, approved four additional Preliminary and Final Plats to create seven additional single family lots and eight additional townhome lots.

STAFF REVIEW:

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

Zoning: The subject property is currently zoned Medium Density Residential District, precluding the requirement to obtain an Initial and Final Planned Residential Development to allow the use.

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

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the lot width". The proposed plat identifies that a single family lot has a length greater than twice the distance of the width. As previously indicated, 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.

Access: On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". Sydney Drive, extending west from Cambell Street, and East Oakland Street, extending east from Park Hill Subdivision, serve as legal access to the proposed development. The South Dakota Department of Transportation has indicated that the close proximity of Sydney Drive to the on-ramp location of East St. Joseph Street, as the two roadways converge into Cambell Street, poses significant traffic safety issues. In particular, the South Dakota Department of Transportation is concerned that the additional traffic generated by this plat and the future traffic to be generated by the remaining three phases of the development will create unacceptable traffic issues at the Cambell Street/Sydney Drive intersection. As such, the South Dakota Department of Transportation has identified that upon Final Plat approval, a barricade must be placed at the eastern most terminus of Sydney Drive. The South Dakota Department of Transportation has also indicated that a future reconstruction project of the East St. Joseph ramp is proposed in or around the year 2005. Once the project is complete, access from Cambell Street to the property will again be allowed. In the interim, the South Dakota Department of Transportation has indicated that Sydney Drive may only serve as an emergency ingress/egress access road. (The barricade is currently in place).

Barricading Sydney Drive as proposed by the South Dakota Department of Transportation will result in 195 dwelling units being served by one exclusive point of access, East Oakland Street. (This includes the Preliminary and Final Plats currently being reviewed.) The South Dakota Department of Transportation has indicated that they support granting a Special Exception to allow the 195 dwelling units with one point of access in lieu of allowing the Sydney Drive access to remain due to the heightened traffic safety issues generated by proposed development. If the Planning Commission concurs with the South Dakota Department of Transportation, then a Special Exception should be granted to allow more than 40 dwelling units to be accessed from one street. (Please note this plat proposes to reconfigure three existing lots. No additional lots are being created).

In consideration of the Special Exception request, the Engineering Division has indicated that East Oakland Street must be constructed to the south lot line of the subject property upon any additional platting of the property. Even though this does not provide a second point of access to the property, the Engineering Division has indicated that on-going conversations with adjacent property owners to the south and the South Dakota Department of Transportation indicate that East Oakland Street may eventually serve as the access road from the development to Cambell Street. In addition, the Sydney Drive approach along Cambell Street may be closed permanently. The reconstruction plans for the East St.

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Joseph on-ramp are in the preliminary stages with several alternatives being considered, however, this has been identified as a possible option in order to increase the distance between the on-ramp and the access road to these properties.

Staff is recommending approval of the Preliminary and Final with the above referenced stipulations.