

STAFF REPORT  
April 8, 2004

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**No. 04PL029 - Preliminary Plat**

**ITEM 3**

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GENERAL INFORMATION:

PETITIONER	Centerline for Olsen Development Co, Inc.
REQUEST	<b>No. 04PL029 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Block 5, Windmere Subdivision, Section 10, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 28, Block 5, Windgate Subdivision, Section 10, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.57 acres
LOCATION	In the southwest corner of Twilight Drive and Meadow Lane
EXISTING ZONING	Suburban Residential District/Planned Unit Development
SURROUNDING ZONING	
North:	Suburban Residential District
South:	Suburban Residential District/Planned Unit Development
East:	Suburban Residential District/Planned Unit Development
West:	Suburban Residential District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	03/12/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the redlined drawings shall be returned;
2. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the utility plans as identified on Rapid Valley Sanitary District's redlined drawings. In addition, the redlined drawings shall be returned;
3. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;
4. All applicable provisions of the Uniform Fire Code shall be continually met;
5. Prior to submittal of the Final Plat, the plat document shall be revised to show the labeling of a line dimension located on proposed Lot 28 from 5.40 feet to 18.5 feet;

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6. A Special Exception is hereby granted to allow a 1% street section cross slope in lieu of a 2% street section cross slope as per the Street Design Criteria Manual;
7. Upon submittal of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid and,
8. Final Plats for the subject property shall be submitted for review and approval as per the proposed phasing plan.

**GENERAL COMMENTS:**

The applicant has submitted a Preliminary Plat to subdivide 3.57 acres into a 28 unit townhome development as an experimental subdivision. In particular, the applicant has indicated that private access easements are being proposed to serve the lots in lieu of public rights-of-way. In addition, the individual lot lines are shown located at the middle of the access easement in order to maximize development of the site. The applicant is also proposing to locate public water and sewer mains within public utility easements in lieu of public rights-of-way.

On January 5, 2004, the City Council approved a Layout Plat to subdivide the subject property as identified on this Preliminary Plat. In addition, the City Council approved a Special Exception to allow a private access easement to serve 28 lots in lieu of four lots as required by the Street Design Criteria Manual. In addition, the City Council approved a Special Exception request to allow water and sewer mains to be located in public utility easements in lieu of public rights-of-way. Lastly, the City Council approved a Special Exception request to allow the Haycamp Lane approach onto Twilight Drive to be constructed as a 36 foot wide reinforced concrete driveway approach in lieu of a street intersection as per the Street Design Criteria Manual.

The property is located in the southwest corner of the Meadow Lane/Twilight Drive intersection. Currently, the property is void of any structural development.

**STAFF REVIEW:**

Staff has reviewed the Preliminary Plat and has noted the following considerations:

**Fire Department:** The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the Uniform Fire Code be continually met.

**Special Exception:** The applicant is requesting a Special Exception to the Street Design Criteria Manual to allow a 1% street section cross slope in order to allow easier driveway access. The applicant has indicated that the 1% cross slope will provide an adequate crown on the street to facilitate drainage along the street sections. In addition, the Pennington County Highway Engineer has indicated that the proposed townhome development is an experimental subdivision and, as such, is recommending that the Special Exception to the Street Design Criteria Manual be granted as requested.

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Phasing Plan: The applicant has submitted a phasing plan identifying that Final Plat(s) will be submitted for three and/or four lots at a time as shown on the site plan. In particular, each Final Plat will represent a building cluster of townhomes as a separate phase of the development. Staff is recommending that Final Plats for the subject property be submitted for review and approval as per the proposed phasing plan.

Experimental Subdivision: A number of special exceptions and variances have been proposed as a part of this subdivision. The applicant has indicated that these exceptions and variances are necessary to provide affordable housing at this site. Staff has supported the applicant's requests as an experimental subdivision noting this is an opportunity to try development standards that vary from those adopted as part of this Rapid City Municipal Code. Once constructed and fully operational, these improvements should be evaluated to determine their appropriateness for wide spread use and possible adoption as part of the City's development standards. However, until such time as a complete evaluation can be made of this experimental subdivision as a functioning residential neighborhood, staff does not support the use of these standards in other developments.

Staff believes that the proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.