

STAFF REPORT
March 10, 2005

No. 05PL032 - Layout Plat

ITEM 47

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Kensington Heights, LLC
REQUEST	No. 05PL032 - Layout Plat
EXISTING LEGAL DESCRIPTION	The E1/2 of the S1/2 of "Government" Lot 4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 18 through 21 of Block 1, Lots 6 through 19 of Block 3, and Lots 1 through 10 of Block 4, Kensington Heights Subdivision located in "Government" Lot 4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10 Acres
LOCATION	West of Elm Avenue and Enchanted Pines Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential II District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/11/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, a grading plan and a drainage plan, as well as an erosion and sediment control plan, shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as needed;
2. Upon submittal of a Preliminary Plat application, a utility master plan shall be submitted for review and approval. In particular, the utility master plan shall provide for the extension of private and public utilities through the subject property as well as to adjacent properties;
3. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show the dedication of the east half of Elm Avenue located on the adjacent property or

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- the right-of-way shall be dedicated as a part of a separate plat action or as an "H Lot". In addition, construction plans for Elm Avenue shall be submitted for review and approval. In particular, the construction plans shall show Elm Avenue located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations shall be obtained;
4. Upon submittal of a Preliminary Plat application, construction plans for Enchanted Pines Drive shall be submitted for review and approval. In particular, the construction plans shall show Enchanted Pines Drive located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations shall be obtained;
 5. Upon submittal of a Preliminary Plat application, construction plans for Dawn Drive and Field View Drive shall be submitted for review and approval. In particular, the construction plans shall show the streets located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations shall be obtained;
 6. Upon submittal of a Preliminary Plat application, construction plans for Ebenezer Court, Marley Court and Dickens Court shall be submitted for review and approval. In particular, the three cul-de-sac streets shall be located in a minimum 49 foot right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter sidewalk, street light conduit, water and sewer. In addition, the construction plans shall identify the construction of a permanent turnaround at the end of the cul-de-sacs with a minimum 110 foot diameter right-of-way and a minimum 92 foot diameter paved surface or a Variance to the Subdivision Regulations shall be obtained;
 7. Upon submittal of a Preliminary Plat application, road construction plans for the section line highway located along the south line shall be submitted for review and approval. In particular, the road construction plans shall show the section line highway constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained or the section line highways shall be vacated. The adjacent property owner(s) shall sign the petition(s) to vacate the section line highway or a Variance to the Subdivision Regulations shall be obtained to allow half a right-of-way;
 8. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show a non-access easement along Elm Avenue, Enchanted Pines Drive and the first fifty feet of all corner lots;
 9. Upon submittal of a Preliminary Plat application, a subdivision cost estimate shall be submitted for review and approval;
 10. Prior to submittal of a Final Plat, 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; and,
 11. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide a ten acre parcel into 28 residential

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lots leaving an approximate four acre non-transferable balance. The proposed development is known as Phase Three of Kensington Heights Subdivision. In addition, the applicant has submitted a Variance to the Subdivision Regulations to allow a lot twice as long as it is wide and to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement and to dedicate additional right-of-way for Elm Avenue as it abuts the subject property. (See companion item #05SV018.)

The property is located at the southern terminus of Field View Drive on the west side of the future right-of-way for Elm Avenue. Currently, a single family residence and a pole barn are located on the four acre non-transferable balance. The applicant should be aware that the four acre parcel must be platted prior to transfer of ownership of the parcel.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approval but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the Rapid City Municipal Code or the Street Design Criteria Manual will require a formal variance request or a special exception whichever is applicable.

STAFF REVIEW:

Staff has reviewed the Preliminary Plat and has noted 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 ten of the lots have a length 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 submittal of a Final Plat, the Variance to the Subdivision Regulations must be obtained or the plat must be revised to comply with the length to width requirement.

Drainage: As part of the Preliminary Plat application, a drainage plan must be submitted for review and approval. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. The plat document must be revised to provide drainage easements as needed. Staff is recommending that upon submittal of a Preliminary Plat application, a drainage and grading plan, as well as an erosion and sediment control plan, be submitted for review and approval and the plat document be revised to provide drainage easements as identified.

Fire Protection: The Fire Department staff has indicated that 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) or a Variance to the Subdivision Regulations must be obtained waiving the requirement to install a central water system. In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria

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Manual to insure fire apparatus access. Staff is recommending that construction plans be submitted for review and approval as identified upon Preliminary Plat submittal

Elm Avenue: Elm Avenue is located along the east lot line of the subject property and is classified as a minor arterial street on the City's Major Street Plan. A minor arterial street must be located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for Elm Avenue be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

The Layout Plat also identifies the east half of the Elm Avenue right-of-way located on the adjacent property. Staff is recommending that upon submittal of a Preliminary Plat application, the plat document be revised to show the dedication of the east half of the Elm Avenue right-of-way or the east half of the right-of-way must be dedicated as a part of a separate platting proposal or as an "H Lot". Either way, the entire right-of-way for Elm Avenue must be dedicated at the same time or a Variance to the Subdivision Regulations must be obtained to allow platting half a right-of-way.

Enchanted Pines Drive: The Layout Plat identifies the extension of Enchanted Pines Drive through the subject property. Enchanted Pines Drive is classified as a collector street on the City's Major Street Plan requiring that the street be located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for Enchanted Pines Drive be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Davin Drive/Field View Drive: The Layout Plat identifies the extension of Davin Drive and Field View Drive through the subject property. The two streets are classified as sub-collector streets requiring that they be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for Davin Drive and Field View Drive be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Ebenezer Court/Marley Court/Dickens Court: The Layout Plat identifies three cul-de-sac streets within the subject property. The cul-de-sac streets are classified as lane place streets requiring that they be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter sidewalk, street light conduit, water and sewer. In addition, the permanent turnaround at the end of the cul-de-sacs must have a minimum 110 foot diameter right-of-way and a minimum 92 foot diameter paved surface. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for the cul-de-sac streets be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

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Section Line Highway: A section line highway is located along the south lot line of the subject property. The south half of the section line highway is located on an adjacent property under different ownership from the subject property. The Subdivision Regulations state 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". As such, the adjacent property owner must participate in the platting of the south half of the section line highway or a Variance to the Subdivision Regulations must be obtained to allow platting half a right-of-way. In addition, upon submittal of a Preliminary Plat application, road construction plans for the section line highway must be submitted for review and approval. In particular, the road construction plans must show the section line highway constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. The applicant also has the option of vacating the section line highway; however, the adjacent property owners must sign the vacation petitions. Staff is recommending that the section line highway issue be addressed upon submittal of a Preliminary Plat application.

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