

STAFF REPORT
July 7, 2005

No. 05PL118 - Preliminary Plat

ITEM 18

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting for Gordon Howie
REQUEST	No. 05PL118 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of tract T, Trailwood Village, located in the SE1/4 SE1/4, Section 10, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 8A, 8B, 8C, 9A, 9B, 10A, 10B, Block 22, Trailwood Village, SE1/4 SE1/4, Section 10, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.851 acres
LOCATION	At the northwest corner of the intersection of Long View Road and Reservoir Road
EXISTING ZONING	Planned Use Development
SURROUNDING ZONING	
North:	Planned Use Development – Pennington County
South:	Planned Use Development – Pennington County
East:	Planned Use Development – Pennington County
West:	Planned Use Development – Pennington County
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	6/13/2005
REVIEWED BY	Vicki L. Fisher / Michelle Horkey

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, road construction plans shall be submitted for review and approval for Reservoir Road and Long View Road. In particular, the road construction plans shall show the street(s) constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk and street light conduit or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, road construction plans shall be submitted for review and approval for the access and utility easements as shown on the plat. In particular, the road construction plans shall show the street located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface with curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the

STAFF REPORT
July 7, 2005

No. 05PL118 - Preliminary Plat

ITEM 18

3. Subdivision Regulations shall be obtained;
Prior to Preliminary Plat approval by the Planning Commission, a Master Plan for the unplatted balance located north of the proposed plat shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the City Council, a drainage plan shall be submitted for review and approval;
5. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
6. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
7. Prior to Preliminary Plat approval by the City Council, the applicant shall submit documentation for review and approval demonstrating the legal entity responsible for providing street maintenance and snow removal on the proposed access easements;
8. Upon submittal of a Final Plat application, the plat document shall be revised to show a ten foot wide planting screen easement along Reservoir Road and Long View Road or a Variance to the Subdivision Regulations shall be obtained. In addition, the planting screen easement shall not conflict with utility easement(s);
9. Upon submittal of the Final Plat application, the plat document shall be revised to show the dedication of 17 additional feet of right-of-way in lieu of seven additional feet of right-of-way Long View Road or a Variance to the Subdivision Regulations shall be obtained; and,
10. Upon submittal of the 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 Preliminary Plat to subdivide the subject property into seven residential lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install street light conduit, curb, gutter and sidewalk along Long View Road, Reservoir Road and the access easements; and to waive the requirement to provide additional pavement and to dedicate a ten foot wide planting screen easement along Long View Road and Reservoir Road; and to dedicate additional right-of-way along Long View Road. (See companion item #05SV044.)

On June 22, 2005, the City Council denied without prejudice at the applicant's request a Layout Plat to subdivide the subject property into three residential lots. In addition, the City Council denied without prejudice at the applicant's request a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit and additional pavement and to waive the requirement to provide a ten foot wide planting screen easement along Reservoir Road and Long View Road.

The subject property is located on the northwest corner of Reservoir Road and Long View Road and is currently void of any structural development.

STAFF REVIEW:

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

STAFF REPORT
July 7, 2005

No. 05PL118 - Preliminary Plat

ITEM 18

Reservoir Road: Reservoir Road is located along the east lot line and is classified as a principal arterial street requiring that it be located in a minimum 100 foot wide right-of-way with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Reservoir Road is located in a 66 foot wide right-of-way and constructed with an approximate 24 foot wide paved surface, water and sewer. The Preliminary Plat identifies the dedication of 17 additional feet of right-of-way for Reservoir Road as it abuts the subject property. The balance of the required right-of-way will be obtained from adjacent property in the future upon development of that site. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans be submitted for review and approval showing the street constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk and street light conduit or a Variance to the Subdivision Regulations must be obtained.

Long View Road: Long View Road is located along the south lot line and is classified as a minor arterial street requiring that it be located in a minimum 100 foot wide right-of-way. Currently, Long View Road is located in a 66 foot wide right-of-way and constructed with an approximate 24 foot wide paved surface, water and sewer. The Preliminary Plat identifies the dedication of seven additional feet of right-of-way for Long View Road as it abuts the subject property. In addition, the plat document identifies the dedication of a ten foot wide pedestrian access easement along Long View Road. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans be submitted for review and approval showing the street constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk and street light conduit or a Variance to the Subdivision Regulations must be obtained. In addition, upon submittal of the Final Plat application, the plat document must be revised to show the dedication of 17 additional feet of right-of-way in lieu of seven feet of right-of-way along Long View Road or a Variance to the Subdivision Regulations must be obtained.

Access and Utility Easement: The access and utility easement is classified as a lane/place street requiring that the street be located in a minimum 49 foot wide easement and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, the two proposed access and utility easements are shown as 51 feet wide and 31.5 feet wide, respectively. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans be submitted for review and approval showing both easements located in a minimum 49 foot wide easement and constructed as identified or a Variance to the Subdivision Regulations must be obtained.

Master Plan: In accordance with adopted City Policy, a Master Plan for the unplatted balance of the property located north of this phase of development must be submitted. All lots, road connections, water and sewer must be addressed in the Master Plan. Staff has noted that the Master Plan, pursuant to the adopted City Policy, has not been submitted as required for the unplatted balance located north of the subject property. As such, staff is recommending that prior to Preliminary Plat approval by the Planning Commission, a Master Plan for the unplatted balance be submitted for review and approval.

Drainage: Prior to Preliminary Plat approval by the City Council, a Drainage Plan must be

STAFF REPORT
July 7, 2005

No. 05PL118 - Preliminary Plat

ITEM 18

submitted for review and approval for the area to the west of the proposed plat. In particular, the plans must include an evaluation of the existing pond as well as proposed improvements to be made to the pond area addressing detention flows from Trailwood Village Subdivision Phase 8, 9, 10, 11 and future phases.

Maintenance Agreement – A Road Maintenance and Snow Removal Agreement or other provisions for the streets as required by Section 16.20.040.P of the Rapid City Municipal Code must be submitted for review and approval prior to Preliminary Plat approval by the City Council. This is required to insure street maintenance and snow removal are provided on the proposed access easements.

Planting Screen Easement: The Subdivision Regulations requires that a 10 foot wide planting screen easement be provided along all arterial streets within a residential development. The Preliminary Plat does not show the required planting screen easement. As such, staff is recommending that prior to submittal of a Final Plat application, the plat document be revised to show a ten foot wide planting screen easement along Reservoir Road and Long View Road as they abut the subject property or a Variance to the Subdivision Regulations must be obtained. In addition, the planting screen easements must not be in conflict with utility easements.

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

STAFF REPORT
July 7, 2005

No. 05PL118 - Preliminary Plat

ITEM
