

STAFF REPORT

January 25, 2001

PLAT #00PL115 - Preliminary and Final Plat

ITEM 5

GENERAL INFORMATION:

PETITIONER	Dream Design for Stoney Creek Inc.
REQUEST	PLAT #00PL115 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 1 of Autumn Hills Plaza Subdivision located in the SW1/4 of the NW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.734 Acres
LOCATION	At the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	Low Density Residential District (PDD)
SURROUNDING ZONING	
North:	Low Density Residential District (PRD)
South:	General Commercial District (PDD)
East:	Low Density Residential District (PDD)
West:	Low Density Residential District (PRD)
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendation:

1. Prior to City Council approval of the Final Plat, revisions to the drainage plan shall be submitted for review and approval;
2. Prior to City Council approval of the Final Plat, Autumn Place must be built to the minimum standards established by the Street Design Criteria Manual or a Subdivision Regulations Variance to waive the requirement for curb and gutter and to allow a sidewalk on one side of the street must be obtained;
3. Prior to City Council approval of the Final Plat, a maintenance agreement shall be established between the adjacent property owner(s) and the subject property owner to insure that Autumn Place is maintained in a safe and accessible condition;
4. Prior to City Council approval of the Final Plat, the plat shall be revised to show witness corners. In addition the plat shall be revised to show the 11 foot of additional right-of-way being dedicated along Sheridan Lake Road as "Dedicated

STAFF REPORT

January 25, 2001

PLAT #00PL115 - Preliminary and Final Plat

ITEM 5

right-of-way this plat". The plat shall also be revised to show a ten foot wide utility easement along Autumn Place;

5. Prior to City Council approval of the Final Plat, non-access easements shall be provided along the first fifty feet of corner lots on either side of the street;

Fire Department Recommendation:

6. Prior to City Council approval of the Final Plat, a note shall be placed on the plat identifying that no on-street parking is allowed in the cul-de-sac;

Emergency Services Communication Center:

7. Prior to City Council approval of the Final Plat, the plat shall be revised to show Autumn Hills Place as Autumn Place;

Urban Planning Division Recommendations:

8. Prior to City Council approval of the Final Plat, the Initial and Final Residential Development Plan shall be approved;
9. Prior to City Council approval of the Final Plat, the plat shall be revised to include that portion of the road located on Outlot K or a miscellaneous document shall be recorded at the Register of Deed's Office identifying a 26 foot wide public access easement on Outlot K as shown on the site plan;
10. Prior to City Council approval of the Final Plat, a note shall be placed on the plat identifying a six (6) foot wide exterior maintenance easement on either side of the common lot line, exclusive of the building area, to provide adequate room for maintenance, repair and alterations;
11. Prior to City Council approval of the Final Plat, a subdivision estimate form shall be submitted and all subdivision inspection fees paid; and,
12. Prior to City Council approval of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat to create ten townhome lots. On February 21, 2000, the City Council approved Layout Plat #99PL142 to subdivide the subject property and an adjacent 22.44 acres to allow for approximately 13 acres of commercial development and 15 acres of residential development. On September 18, 2000, the City Council approved Preliminary and Final Plat #00PL060 to create four commercial lots located directly south of the subject property. On November 6, 2000, the City Council approved Layout Plat #00PL103 to subdivide the property as identified on this Preliminary and Final Plat. On November 6, 2000, the City Council also approved a Rezoning request to rezone portion of the subject property from General Commercial District to Low Density Residential District with a Planned Development Designation.

STAFF REPORT

January 25, 2001

PLAT #00PL115 - Preliminary and Final Plat

ITEM 5

The property is located approximately 1,050 feet north of the intersection of Catron Boulevard and Sheridan Lake Road on the east side of Sheridan Lake Road and is currently void of any structural development.

The Preliminary and Final Plat request is a companion item to an Initial and Final Planned Residential Development request. (See companion item #00PD058.) The applicant has also submitted a Subdivision Regulations Variance request to waive the requirement for curb and gutter and to allow thickened edge sidewalk on one side of the street. (See companion item 00SV028.)

STAFF REVIEW: This item was continued from the January 4, 2001 Planning Commission meeting to allow the applicant to submit additional information. This Staff Report has been revised as of 1/16/01. New or revised text is shown in bold print. During the review of the Preliminary and Final Plat request, staff identified a number of concerns that must be addressed in order for the project to go forward. (The proposed Preliminary and Final Plat was continued at the December 7, 2000 Planning Commission meeting at the applicant's request.)

Zoning: As previously indicated the property was recently rezoned from General Commercial District to Low Density Residential District with a Planned Unit Development Designation. In addition, the applicant has submitted an Initial and Final Planned Residential Development request to allow the townhome use in the Low Density Residential District. Prior to Final Plat approval, the Initial and Final Residential Development Plan must be approved. **(See companion item 00PD058.)**

Drainage: Layout Plat #00PL103 was approved with the stipulation that ... "Upon submittal of the Preliminary Plat, a complete drainage plan per the Arrowhead Drainage Basin Plans shall be submitted for review and approval. In particular, a plan shall be submitted identifying on-site drainage and drainage from the major channels located west and south of the subject property". To date, this information has not been submitted. Prior to the project going forward, the Engineering Division has indicated that a complete drainage plan must be submitted for review and approval. **The applicant has submitted a drainage plan as requested. The Engineering Division has indicated that minor revisions to the drainage plan are needed, however, the overall concept of the plan(s) function sufficiently to allow the project to go forward. As such, staff is recommending that the revisions to the drainage plan be submitted for review and approval prior to City Council approval of the Final Plat.**

During the review of the Subdivision Regulations Variance request to waive the requirement for curb and gutter and to allow a thickened edge sidewalk on one side of the street, staff identified that a drainage plan must be submitted in order to determine the viability of the proposed sidewalk design. As such, staff is recommending that a complete drainage plan be submitted for review and approval prior to any part of this project going forward. **The**

STAFF REPORT

January 25, 2001

PLAT #00PL115 - Preliminary and Final Plat

ITEM 5

applicant has submitted additional drainage information relative to the proposed sidewalk design. In addition, the applicant has indicated that the road will be constructed with an inverted crown design to channel drainage down the roadway to a catch basin located along the front lot line of Lot 10. The drainage will then be carried via an 18 inch storm pipe to a drainage channel located east and north of the subject property. As such staff is recommending approval of the proposed Subdivision Regulations Variance request. (See companion item #00SV028.)

Access: The applicant has indicated that Autumn Hills Place, a 26 foot wide public access easement with an approximate 20 foot wide paved surface, will be extended from the adjacent property located directly north of the subject property to serve as legal access to the proposed lot. In addition, the plat identifies that a portion of Autumn Hills Place located on the adjacent property will be constructed outside of the existing 26 foot wide easement in order to accommodate topographic concerns relative to the site. The Street Design Criteria Manual states that a private street and/or easement shall not be allowed to provide the principal means of access to more than four tracts, parcels or lots of any size. Including the proposed plat, Autumn Hills Place will serve as access to fourteen townhome lots. Upon approval of Layout Plat 00PL103, a Special Exception was granted to allow the easement to serve as the principal means of access to more than four lots. The Engineering Division indicated that due to the substandard condition on that portion of Autumn Hills Place currently constructed on the adjacent property, allowing the road as an easement may be in the best interest of the City. This alleviates the requirement that City crews maintain the road. However, a maintenance agreement must be established between the adjacent property owner(s) and the subject property owner to insure that Autumn Hills Place is maintained in a safe and accessible condition. **To date, a maintenance agreement has not been submitted for review and approval.**

In addition, the plat must be revised to include that portion of the road located on Outlot K directly north of the subject property or a miscellaneous document must be recorded at the Register of Deed's Office identifying a 26 foot wide public access easement on Outlot K as shown on the applicant's site plan. The Engineering Division has also indicated that complete road design plans must be submitted for review and approval prior to Preliminary Plat approval. **To date, the plat has not been revised to include that portion of the road located on Outlot K nor has a miscellaneous document been recorded at the Register of Deed's Office as identified.**

Fire Department Concerns: The Fire Department has indicated that no on-street parking is allowed in the cul-de-sac to insure Fire Department access to the subject property. Staff is recommending that signs be posted in the cul-de-sac to preclude on-street parking as a condition of the Initial and Final Residential Development Plan. In addition, staff is recommending that a note be placed on the plat stating that on-street parking is precluded within the cul-de-sac. **To date, the plat has not been revised to show the note as requested.**

STAFF REPORT

January 25, 2001

PLAT #00PL115 - Preliminary and Final Plat

ITEM 5

Maintenance Easement: A note must be placed on the plat identifying that the townhome lots have a six foot exterior maintenance easement on either side of the common lot line, exclusive of the building area, to provide adequate room for maintenance, repair and alterations. Staff is recommending that the plat be revised as identified prior to Final Plat approval. **To date, the plat has not been revised to show the maintenance easement as requested.**

Labeling Revisions: The Engineering Division has indicated that the plat must be revised to show witness corners. In addition, the 11 foot of additional right-of-way being dedicated along Sheridan Lake Road must read "Dedicated right-of-way this plat". It also appears that a 10 foot wide utility easement is being proposed along Autumn Hills Place. However, the plat does not label this area as such. Prior to Final Plat approval, the plat must be revised as identified. **To date, these revisions have not been completed.**

Street Name: The Emergency Services Communication Center has indicated that Autumn Hills Place, as identified on the plat, must be renamed Autumn Place in order to maintain road name consistency with the existing road name. **To date, the plat has not been revised to show the road name change as requested.**

Staff believes that this proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.