

STAFF REPORT

February 8, 2001

PLAT #00PL129 - Preliminary and Final Plat

ITEM 11

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	PLAT #00PL129 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 1A-4B, Block 1; Lots 1-3, Block 2; Lots 1-23, Block 3; Lots 1-4, Block 4; and Lot 1, Block 5, located in the SW1/4 of the NW1/4, and the NW1/4 of the SW1/4 and the SE1/4 of the SW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 22.562 Acres
LOCATION	North of the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	General Commercial District (PDD)
SURROUNDING ZONING	
North:	Low Density Residential District (PDD)
South:	General Commercial District (PDD)
East:	Low Density Residential District (PDD)
West:	General Commercial District (PDD)
PUBLIC UTILITIES	To be extended
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, the note on the plat shall be revised to read "an eight foot utility and minor drainage easement on all side and rear lot lines and along all right-of-way, unless otherwise shown";
2. Prior to City Council approval of the Final Plat, the non-access easement along Lot 1, Block 4 shall be revised as required by the Engineering Division;
3. Prior to City Council approval of the Final Plat, all necessary changes shall be made to the construction plans as identified on the red lined drawings and returned to the Engineering Division;
4. Prior to City Council approval of the Final Plat, revised drainage plans and the revised Utility Master Plan shall be submitted for review and approval;

STAFF REPORT

February 8, 2001

PLAT #00PL129 - Preliminary and Final Plat

ITEM 11

Emergency Services Communication Center Recommendation:

5. Prior to City Council approval of the Final Plat, revised road names shall be submitted to the Emergency Services Communication Center for review and approval;

Urban Planning Division Recommendations:

6. Prior to City Council approval of the Final Plat, the townhome lots shall be removed from the plat or a Final Residential Development Plan shall be approved to allow for the townhome use;
7. Prior to City Council approval of the Final Plat, the Comprehensive Plan Amendment to the Southwest Connector Future Land Use Plan shall be approved;
8. Prior to the plat being filed at the Register of Deed's Office, the Rezoning Request shall be effective;
9. Prior to City Council approval of the Final Plat, a subdivision estimate form shall be submitted and all subdivision inspection fees paid; and,
10. 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 a 38 lot residential development with one 7.54 acre commercial lot. On February 21, 2000, the City Council approved Layout Plat #99PL142 to subdivide approximately 29 acres, including the subject property, to allow for approximately 13 acres of commercial development and 16 acres of residential development. On September 18, 2000, the City Council approved Preliminary and Final Plat #00PL060 to create four commercial lots located directly west of the subject property. Preliminary and Final Plat #00PL115 is currently being reviewed to allow for ten townhome lots to be constructed northwest of the subject property along Sheridan Lake Road.

Earlier this year, an Initial Development Plan was approved to allow commercial and residential development on the subject property. The applicant has indicated that approximately 100 feet of the northern portion of the previously identified commercial area will be incorporated into the residential development. As such, the applicant has also submitted a request to rezone this portion of the subject property from General Commercial to Low Density Residential District. (See companion item #00RZ057.)

The property is located approximately 400 feet east of the intersection of Catron Boulevard and Sheridan Lake Road on the north side of Catron Boulevard and is currently void of any structural development.

STAFF REVIEW: This item was continued at the January 4 and the January 25, 2001 Planning Commission meetings to allow the applicant to submit additional information. This Staff Report has been revised as of 1/30/01. All revised or added text is shown in

STAFF REPORT

February 8, 2001

PLAT #00PL129 - Preliminary and Final Plat

ITEM 11

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.

Zoning Designation: A portion of the subject property is currently zoned General Commercial District with the balance being zoned Low Density Residential District. As previously indicated, an Initial Development Plan has been approved to allow for commercial and residential development on the property. The plat identifies eight townhome lots to be located directly north of the commercial lot. Prior to Final Plat approval, a Final Development Plan must be approved to allow the townhome use in the Low Density Residential District or the plat must be revised to show the townhome lots as single family residential lots. **To date, the applicant has not submitted a Final Development Plan nor has the plat been revised to show the townhome lots as single family residential lots. The applicant has indicated that prior to City Council approval of the Final Plat, the plat shall be revised to remove the townhome lots from the proposed development.**

In addition, the Initial Development Plan was approved contingent upon a portion of the subject property being rezoned from General Commercial District to Low Density Residential District and that an amendment to the Future Land Use Plan for the Southwest Connector area be approved prior to approval of the Final Development Plan or the Final Plat. As previously indicated, the applicant has submitted a request to rezone approximately .526 acres located directly north of the proposed commercial lot from General Commercial District to Low Density Residential District in order to construct townhomes on the property. To date, an Amendment to the Southwest Connector Future Land Use Plan has not been submitted to change the future land use designation from General Commercial with a Planned Commercial Development to a Planned Residential Development with a maximum density of 4.8 dwelling units per acre. Prior to Final Plat approval, the rezoning request must be approved and the Future Land Use Plan must be amended as identified. **On December 29, 2000, the applicant submitted a Comprehensive Plan Amendment to amend the Southwest Connector Future Land Use Plan as identified. The Planning Commission recommended to approve the Comprehensive Plan Amendment and the rezoning request at the January 25, 2001 Planning Commission meeting. The City Council will hear the items at their February 5, 2001 City Council meeting. Prior to City Council approval of the Final Plat, the Comprehensive Plan Amendment and the rezoning request must be approved. Prior to the plat being filed at the Register of Deed's Office, the rezoning request must be effective.**

Utility Easement: A note on the plat states that "an 8 foot utility and minor drainage easement is located on all side and rear lot lines, unless otherwise shown". The Subdivision Regulations state that "...any drainage easement on a subdivision plat shall be kept free of all obstructions including but not limited to buildings, walls, fences, hedges,.....". As such, the plat must be revised to eliminate the utility and minor drainage easement from the common lot line on the proposed townhome lots.

STAFF REPORT

February 8, 2001

PLAT #00PL129 - Preliminary and Final Plat

ITEM 11

In addition, 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. **As previously indicated, the applicant has indicated that the townhome lots will be removed from the plat. The Engineering Division is requesting that the above referenced note on the plat be revised to read “ an eight foot utility and minor drainage easement is located on all side and rear lot lines and along all right-of-way, unless otherwise shown”. Prior to City Council approval of the Final Plat, the plat must be revised as identified.**

Non-access Easement: The property is bordered on the south by Catron Boulevard. The plat identifies that access to the proposed lots will be served via interior roads with the exception of Lot 1, Block 4. Due to the location of a drainage easement along the northern portion of Lot 1, the buildable area of the lot, located in the southeast corner, will be accessed off of Catron Boulevard. The Engineering Division has indicated that the City will eventually acquire this portion of Lot 1 to be used as a well/booster station lot with the applicant's concurrence. As such, this area of Lot 1 must be identified as a separate lot (Lot 4 of Block 4) in order to transfer ownership upon Final Plat approval. In addition, the Engineering Division is requesting that a non-access easement be located along Catron Boulevard with the exception of an approved approach location to the well/booster station lot. The non-access easement will serve to insure the operational efficiency and safety along Catron Boulevard. The Engineering Division is also requesting that a non-access easement be located along the east side of Stoney Creek Street and the first fifty feet of Autumn Court, Spring Court and Bendt Drive as they extend east off of Stoney Creek Street. This will limit access points along Stoney Creek Street and insure a minimum distance between the intersection of the three streets with Stoney Creek Street and any future approach(s) onto the proposed lots. In addition, a non-access easement must be located along the west side of Stoney Creek Street with the exception of the approved approach location to the proposed commercial lot. As such, staff is recommending that the applicant identify the proposed approach location to the commercial lot for review and approval and that the plat be revised to show the non-access easements as identified prior to Final Plat approval. **The applicant has submitted a site plan identifying two proposed approach locations to the commercial lot. The approach locations align with Bendt Drive and Stone Court. As such, the Engineering Division has indicated that the locations meet with their review and approval.**

Drainage: Layout Plat #99PL142 was approved with the stipulation that ... “prior to Preliminary plat approval, a drainage design plan which provides detention (either on-site or off-site) for flows in excess of those upon which the Arrowhead Drainage Basin Plan is based shall be provided for review and approval”. On January 9, 2001, staff met with the applicant and apologized for failing to review a drainage plan submitted by the applicant on December 8, 2000. **On January 26, 2001, staff met with the applicant and identified revisions that must be made to the construction and drainage plans. The Engineering Division has indicated that the**

STAFF REPORT

February 8, 2001

PLAT #00PL129 - Preliminary and Final Plat

ITEM 11

revised plans must be submitted for their review and approval no later than February 9, 2001.

In addition, the Engineering Division has indicated that the scale of the grading plan, 1" = 60', is difficult to read. A grading plan at a 1" = 20' scale must be submitted for review and approval. The grading plan must be coordinated with the City's Catron Boulevard improvement project to insure compatibility with the project. The Engineering Division has also indicated that a detailed erosion and sediment control plan, including a sequencing plan and a maintenance plan, must be submitted for review and approval. **The Engineering Division has indicated that a narrative description will suffice as the maintenance plan and sequencing plan to insure erosion and sediment control.** In addition, a geotechnical analysis and geological information must be submitted for review and approval. **The Engineering Division has indicated that the revised grading information as well as any revisions to the geotechnical analysis and geological information must be submitted by February 9, 2001. The applicant has indicated that all revisions will be returned to the Engineering Division on or before February 9, 2001.**

Water/Storm Sewer: The Engineering Division has indicated that sewer calculations, including the depth of flow, must be submitted for review and approval. The Engineering Division has also indicated that water and sewer connection fees will apply in part to the proposed development.

Utility Plan: The Engineering Division has indicated that a utility plan identifying the location of public utilities (electric, gas, telephone, cable, etc.) must be submitted for review and approval. The applicant has indicated that the utility plan will be submitted for review and approval by January 16, 2001. **The Engineering Division has indicated that revisions to the utility plan must be submitted no later than February 9, 2001.**

Interior Street Improvements: All of the proposed interior roads are classified as local roads requiring a minimum 49 foot wide right-of-way and a 24 foot wide paved surface with curb, gutter and sidewalk. During the review of Layout Plat #99PL142 a Special Exception was granted to allow a rollover curb and gutter along Winterset Avenue. Prior to Final Plat approval, the streets must be constructed as identified or surety must be posted for the improvements. The Engineering Division has indicated that the curb and gutter design located along the east side of the ninety degree corner on Winterset Avenue must be revised to incorporate a curved design. The corner will continue to serve as a ninety degree turn in order to slow traffic along the roadway. However, the curved design of the curb and gutter will improve the traffic flow around the corner. **The plat has been revised to show the revisions in the curb and gutter design along that portion of Winterset Avenue as requested by the Engineering Division.**

Catron Boulevard Improvements: Catron Boulevard was originally constructed to rural section standards and as such no curb, gutter or sidewalk have been constructed. The applicant has entered into an agreement with the City to share in the cost of improvements along Catron

STAFF REPORT

February 8, 2001

PLAT #00PL129 - Preliminary and Final Plat

ITEM 11

Boulevard. The agreement stipulates that the City will construct the improvements with the "developer" paying the City for the following improvements: all curb, gutter and sidewalk on both sides of Catron Boulevard, half the embankment and grading along Catron Boulevard, all driveway approaches and street intersections along the Developer's property, all street lights, traffic signs and street signs at new street intersection(s), proportionate share of design engineering based on the Developer's share of the subdivision improvements, construction inspection fees, construction of 1,000 feet of an eight foot wide turning lane, and traffic signal improvements at intersection with Catron Boulevard based on recommendations of a Traffic Impact Study. The City will pay for the remaining improvements to Catron Boulevard as follows: pavement and base course of the fourth lane, sidewalk width in excess of five feet, all relocations of existing street lights, traffic signals, and related appurtenances, fire hydrants, guard rail and other miscellaneous items, extensions and/or modifications to existing drainage pipes and rip-rap, and half the embankment and grading along Catron Boulevard. The developer must reimburse the City for his share of each project within thirty days of receiving notice from the City that each project is substantially complete. (See attached "Agreement for Catron Boulevard Improvements Project and Arrowhead Basin Detention Pond Project".)

Street Names: The Emergency Services Communication Center has indicated that the plat must be revised to show Winterset Avenue as Winterset Drive and Stoney Creek Street as Stoney Creek Drive. In addition, alternate road names for Autumn Court and Spring Court must be submitted to the Emergency Services Communication Center for review and approval prior to Final Plat approval. There are numerous existing street names that have incorporated the word "Spring". In addition, there is a street located within the Autumn Hills Subdivision named "Autumn Place". **To date, the plat has not been revised to show the revised road names as identified. Prior to City Council approval, the road name changes must be submitted to the Emergency Services Communication Center for their review and approval.**

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