

STAFF REPORT

April 5, 2001

No. 01PL007 - Preliminary and Final Plat

ITEM 11

GENERAL INFORMATION:

PETITIONER	Fisk Engineering for John Skulborstad and Peter Torino
REQUEST	No. 01PL007 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 1 of Lot F-1, Fish Hatchery Subdivision, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1 Acre
LOCATION	North of the Cleghorn Fish Hatchery on U.S. Highway 44 West
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Limited Agriculture District (County) / Medium Density Residential District
South:	Flood Hazard District
East:	Flood Hazard District / Medium Density Residential District
West:	Limited Agriculture District (County)
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be continued to the **April 26**, 2001 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS: **This item has been continued several times since the February 22, 2001 Planning Commission meeting to allow the applicant to submit additional information. This Staff Report has been revised as of 3/23/01. All revised or added text is shown in bold print.** The applicant has submitted a Preliminary and Final Plat proposing to create a one acre lot leaving a 25.2 acre non-transferable balance. Currently, an unoccupied building is located on the property. At one time the building was the site of the Johnson Siding Volunteer Fire Department.

The applicant has also submitted a Subdivision Regulations Variance request to waive the requirement for sewer, water, sidewalk and street light conduit. (See companion item #01SV005). In addition, the applicant has submitted a rezoning request to change the zoning on the subject property from Park Forest to Office Commercial in order to locate a photography studio on the property. (See companion item #01RZ001.) The Office Commercial District allows a photography studio as a Use on Review. As such, the

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applicant has submitted a Planned Development Designation in conjunction with the rezoning request. (The Zoning Ordinance identifies that a Planned Commercial Development is allowed as a Use on Review in the Office Commercial District. See companion item # 01PD003.)

On November 16, 1998, a Layout Plat was approved to create a slightly larger lot than identified through this review. In addition, a Master Plan was submitted identifying that the remaining balance would eventually be subdivided into seven (7) lots ranging in size from .5 acres to 11.8 acres. In addition, one approach located along Jackson Boulevard would be extended to form an approximate 500 foot long cul-de-sac to serve all but a 3.7 acre lot located in the southwest corner of the property. It was identified that the 3.7 acre lot would be incorporated into an adjacent property legally described as Lot 13, Block 2 of Cleghorn Canyon #2 Subdivision.

In conjunction with the proposed Preliminary and Final Plat currently being reviewed, the applicant has submitted a revised Master Plan. The revised Master Plan identifies that the remaining balance will be subdivided into nine lots ranging in size from 1.51 acres to 5.03 acres. In addition, a second approach is being proposed to serve eight of the nine lots. The Master Plan also identifies that an approximate 1,050 foot long cul-de-sac with an intermediate turnaround will be constructed to serve the eight lots. The Master Plan identifies that Cleghorn Canyon Road will serve as access to the ninth lot located in the southwest corner of the property. The applicant has indicated that the Master Plan will be completed in three phases.

Staff Review: 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.

Layout Plat: The Layout Plat was approved contingent upon topographic information, a detailed grading plan and a detailed drainage plan being submitted for review and approval upon Preliminary Plat submittal. In addition, major drainage easement(s) must be shown on the plat as required by the Engineering Division. To date, this information has not been submitted. The Engineering Division is also requesting that a geotechnical site evaluation including an evaluation of the geological stability of the site be submitted for review and approval. Staff is recommending that the proposed plat be continued to allow the applicant additional time to submit the required information for review and approval.

Master Plan: As previously indicated, the applicant has submitted a revised Master Plan. Staff has identified several concerns and/or issues relative to the proposed revisions. The revised Master Plan increases the proposed density from eight lots to ten lots. The lots range in size from 1.51 acres to 5.03 acres. The property is currently zoned Park Forest District requiring a minimum three acre lot size. Any proposed development should not increase the overall density as allowed within the Park Forest District. This would allow a maximum of nine lots to be platted.

In addition, a second approach is being proposed to serve eight of the ten lots. Staff is concerned with the location of the second approach relative to the curvature of Jackson Boulevard. To date, an approach permit from the South Dakota Department of

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Transportation has not been obtained. (During the review of the original Master Plan and the accompanying Layout Plat, staff identified that one approach should serve the entire property.) Staff is recommending that a sight distance evaluation be provided to evaluate the sight distance at the proposed approach(s) to the property.

The revised Master Plan also identifies that Cleghorn Canyon Road will serve as access to Lot 10 located in the southwest corner of the property. It appears that there is not sufficient separation distance between the intersection of Cleghorn Canyon Road/Jackson Boulevard and any possible approach along Cleghorn Canyon Road to the proposed lot. The applicant has indicated that the proposed lot will eventually be sold to an adjacent land owner. As such, staff is recommending that the Master Plan be revised to incorporate Lot 10 into the adjacent property.

The Fire Department has indicated that the property is located in a moderate to high fire hazard area. As such, a cul-de-sac in excess of 500 feet can not be supported. The revised Master Plan identifies an approximate 1,050 foot long cul-de-sac with an intermediate turnaround. The Master Plan must be revised to address this concern. In particular, the length of the cul-de-sac must be reduced as identified. In addition, the revised Master Plan indicates that the finished road grade on the proposed cul-de-sac will exceed 10 percent. Staff is recommending that the maximum road grade be identified. The Street Design Criteria Manual states that the maximum grade on a residential street shall not exceed 12 percent, although a gradient of less than 8 percent is preferable. In addition, in areas with severe icing conditions, maximum grades of 8 percent should be considered.

The revised Master Plan also identifies that the property will be developed in three phases. Phase One will include platting the subject property to create a one acre lot for commercial purposes. The applicant is proposing to utilize an existing on-site wastewater system and well to serve the one acre lot. Phase Two proposes to plat a three acre lot directly west of the subject property and to extend City sewer and water to the property. Phase Three includes platting the remaining eight lots and constructing the proposed cul-de-sac. The Engineering Division has indicated that City sewer and water is located south of the subject property at the Chapel Lane/Jackson Boulevard intersection. As such, City sewer and water must be extended to the subject property including the initial phase.

Update: The applicant has indicated that he is currently discussing the construction of a shared approach along the north lot line of the subject property with the Blessed Sacrament Catholic Church. In addition, the applicant is continuing to work with staff to determine whether a second approach to serve the proposed residential lots will be allowed along Jackson Boulevard. To date, a site distance evaluation for the proposed second approach has not been submitted as previously requested. Staff is recommending that the Preliminary and Final Plat be continued to the April 26, 2001 Planning Commission meeting to allow the applicant to submit the additional and/or revised information and to address the shared access issue with the Blessed Sacrament Catholic Church. In order to be considered at the April 25, 2001 Planning Commission meeting, the above referenced items must be addressed and the additional information submitted for review and approval by March 30, 2001.