

STAFF REPORT

October 26, 2000

PLAT #00PL103 - Layout Plat

ITEM 27

GENERAL INFORMATION:

PETITIONER	Dream Design International for Rushmore Carwash, Inc.
REQUEST	PLAT #00PL103 - Layout Plat
LEGAL DESCRIPTION	Lot 1A of Autumn Hills Plaza, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.656 Acres
LOCATION	At the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	General Commercial District (PCD)
SURROUNDING ZONING	
North:	Low Density Residential District (PRD)
South:	General Commercial District (PCD)
East:	Low Density Residential District (PRD)
West:	Low Density Residential District (PRD)
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Upon submittal of the Preliminary Plat, a complete drainage plan per the Arrowhead Drainage Basin Design 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;
2. Upon submittal of the Preliminary Plat, a complete street design plan shall be submitted showing the location of utilities, storm drainage, curb and gutter, street light conduit and sidewalk improvements. The street design plans shall also include geotechnical evaluations and testing information on the pavement design;
3. Prior to Preliminary Plat approval by the City Council, the existing public access easement located directly north of the subject property shall be converted to public right-of-way or a Special Exception shall be obtained to allow an easement to serve as legal access to more than four (4) Lots. In addition, that portion of Autumn Hills Place shown on this plat shall be identified as public right-of-way or an easement dependent upon approval of the Special Exception;

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4. Upon submittal of the Preliminary Plat, a Utility Master Plan prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and water mains to the subject property shall be submitted for review and approval;
5. Prior to Final Plat approval by the City Council, the lowest floor elevations for the proposed buildings shall be shown on the plat;

Register of Deed's Office Recommendation:

6. Prior to Final Plat approval by the City Council, the plat shall be revised to show Lot 1A as Lot 1;

Emergency Services Communication Center:

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

Urban Planning Division Recommendations:

8. That a Special Exception shall be granted to allow an easement to serve as the principal means of access to more than four lots;
9. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
10. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fee shall be paid.

GENERAL COMMENTS: The applicant submitted a Layout Plat request proposing to create a 1.656 acre residential lot. 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 lots and 15 acres of residential lots. 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. The revised Layout Plat identifies the relocation of a portion of Autumn Hills Place and increases the southern boundary of the proposed lot by approximately .091 acres. The applicant has submitted a site plan identifying the future construction of five townhomes on the subject property.

In conjunction with the Layout Plat, the applicant has submitted a request to rezone a portion of the subject property, .861 acres, from General Commercial District to Low Density Residential District. The balance of the property is currently zoned Low Density Residential District. In addition, the applicant has submitted a Planned Development Designation request for the entire property.

STAFF REVIEW: Staff has reviewed the Layout Plat and has noted the following considerations:

Zoning: As previously indicated, the applicant is seeking to rezone a portion of the subject property from General Commercial District to Low Density Residential District with a Planned Development Designation. Townhomes may be located on the subject property through an

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approved Planned Residential Development. The Planned Residential Development will serve to mitigate any negative impacts the use will have on the adjacent properties. Prior to issuance of a building permit, a Final Planned Residential Development Plan must be approved.

In addition, the Southwest Connector Future Land Use Plan identifies the property as a Planned Residential Development future land use designation with 5.5 gross dwelling units per acre. As proposed, the 10 units identified on the applicant's site plan calculates to 4.84 gross dwelling units per acre, well within the land use designation.

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 six lots. Prior to Preliminary Plat approval, Autumn Hills Place must be identified as public right-of-way, including that portion located on the adjacent property(s), or a Special Exception must be obtained to allow an easement to serve as legal access to more than four lots. Curb, gutter and sidewalks do not exist along that portion of Autumn Hills Place currently constructed on the adjacent property(s). The applicant has indicated that they will seek a Subdivision Regulations Variance to waive these improvements on the extension of Autumn Hills Place in order to maintain road consistency along the roadway. The Engineering Division has 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 will alleviate the requirement that City crews maintain the road. If the road is allowed as an easement, 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.

The plat identifies a non-access easement located along the west lot line precluding any direct access from the subject property to Sheridan Lake Road. Staff has indicated that consideration may be granted to allow Autumn Hills Place to remain identified as a public access easement with the condition that no access to the subject property be allowed from Sheridan Lake Road.

Sewer and Water System: Plans prepared by a Registered Professional Engineer must be submitted showing the extension of water mains and sewer lines. Upon Preliminary Plat submittal, this information must be submitted to the Engineering Division for review and approval.

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Grading Plan: A topographic survey prepared by a licensed surveyor and grading plans must be submitted for review and approval upon Preliminary Plat submittal.

Drainage Data: A complete drainage plan designed in accordance with the Arrowhead Basin Design Plans must be submitted for review and approval. The plan must include drainage information identifying on-site drainage and drainage from the major channels located west and south of the subject property. All calculations utilized in the channel design must be provided to the Engineering Division for their review. An analysis of the downstream undeveloped channel and its affect on water surface must also be submitted. This will allow staff to look at the potential for downstream problems due to channel development. In addition, the plat must show the lowest floor elevations for any proposed building(s). Upon Preliminary Plat submittal, this information must be submitted to the Engineering Division for review and approval.

Subdivision Improvements: In conjunction with the Preliminary Plat application, complete engineering plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted fore review and approval. These plans shall include construction plans designed in compliance with City Standards and the Street Design Criteria Manual for all subdivision improvements.

Plat Labeling: The Register of Deed's Office has indicated that Lot 1A as shown on the plat should be renamed Lot 1 since this is the first lot being platted in Phase II of Autumn Hills Plaza. In addition, 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.

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