

# STAFF REPORT

June 8, 2000

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## **PLAT #00PL047 - Preliminary Plat**

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### GENERAL INFORMATION:

PETITIONER	Centerline for Double E, LLC
REQUEST	<b>PLAT #00PL047 - Preliminary Plat</b>
LEGAL DESCRIPTION	Lots 1 thru 4 of Block 1; Lots 1 thru 28 of Block 2; Lots 1 thru 13 of Block 3; and R.O.W. of Willowbend Road, Sand Cherry Lane, Wineberry Lane, Bayberry Court, Fieldstone Drive, Rosewood Lane, and Willowbend Place, and temporary ingress egress easement, Plum Creek Subdivision, located in the N1/2 of the SW1/4 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 80 Acres
LOCATION	At the western terminus of Willowbend Road and the south end of South Valley Drive
EXISTING ZONING	No Use (City)
SURROUNDING ZONING	
North:	(County)
South:	No Use (City)
East:	No Use (City)
West:	Low Density Residential II (Planned Residential Development) (City)
PUBLIC UTILITIES	City Water and Sewer to be extended
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff will have a complete recommendation available at the Planning Commission meeting for this item.

GENERAL COMMENTS: The applicant is requesting approval of the 1st phase of development for the Plum Creek Subdivision. On March 6, 2000 the City Council approved a Layout Plat for the subject property with the following stipulations:

#### Engineering Division Recommendations:

1. Upon submittal of the Preliminary Plat the petitioner shall provide engineering plans and details for the improvement of the currently unimproved portion of South Valley Drive located off-site, or a Subdivision Variance shall be granted waiving this requirement;

## STAFF REPORT

June 8, 2000

---

### **PLAT #00PL047 - Preliminary Plat**

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2. Upon submittal of the Preliminary Plat the petitioner shall provide engineering plans and details for the improvement of South Valley Drive to City standards where it abuts the subject property, or the petitioner shall have entered into a Waiver of Right to Protest agreement with the City regarding future assessment projects;
3. Upon submittal of the Preliminary Plat, the petitioner shall submit engineering plans and details for the improvement of that portion of Willowbend Drive located within the construction limits of the Southeast Connector, or a Subdivision Variance shall be granted waiving this requirement;
4. Upon submittal of the Preliminary Plat, complete engineering plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code shall be provided for review and approval;
5. Upon submittal of the Preliminary Plat, a detailed master plan of the utilities for the entire property shall be provided for review and approval;
6. Upon submittal of the Preliminary Plat, the applicant shall provide a drainage plan including calculations for the subject property keeping storm water flows to predeveloped conditions, or documenting no adverse affects on adjoining properties for review and approval. Additionally, a complete drainage study shall be submitted including an evaluation of existing detention facilities and necessary geotechnical information.;
7. Upon submittal of the Preliminary Plat the petitioner shall provide topographic information prepared by a Registered Land Surveyor;
8. Prior to Final Plat approval by the City Council, the petitioner shall submit maintenance agreements for any roadways which the City cannot accept onto their maintenance system;
9. Prior to Preliminary Plat approval by the City Council, the plat shall be revised to reflect all "red-line" recommendations;
10. Prior to Preliminary Plat approval by the City Council, the Subdivision Improvements Estimate shall be submitted for review and approval and the required Subdivision Inspection Fees paid;
11. Prior to Final Plat approval by the City Council, the petitioner shall post financial surety for any incomplete subdivision improvements;
12. Upon submittal of the Preliminary Plat, all subdivision plans and street right-of-way widths shall meet the minimum standards of the Street Design Criteria Manual;
13. Prior to Preliminary Plat approval by the City Council, additional right-of-way shall be dedicated to South Valley Drive where it abuts the subject property in accordance with the Street Design Criteria Manual;

#### Fire Department Recommendations:

14. Upon submittal of the Preliminary Plat, the petitioner shall provide the proposed layout of all water lines, water flow and hydrant locations for review and approval;
15. Upon submittal of the Preliminary Plat, the petitioner shall provide engineering plans showing emergency vehicle turn-arounds at all roadways which dead-end;

#### Emergency Services Communications Center Recommendations:

## STAFF REPORT

June 8, 2000

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### **PLAT #00PL047 - Preliminary Plat**

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16. Upon submittal of the Preliminary Plat, the petitioner shall provide for approval all proposed street names within the subdivision;

#### Urban Planning Division Recommendations:

17. That a Special Exception is hereby granted for the first phase of development as identified in the Layout Plat thereby allowing more than forty lots with a maximum of ninety-seven (97) lots, without the development of a second public access to the subdivision;
18. Willowbend Road shall not have direct access to the Southeast Connector and non-access easements shall be identified along the Southeast Connector;
19. Prior to Final Plat approval, the petitioner shall annex all of the subject property into Rapid City;
20. Prior to Final Plat approval, the subject property shall be zoned in accordance with the Rapid City Municipal Code; and,
21. Upon submittal of the Preliminary Plat, the plat shall be revised so that all residential lots comply with the required depth to width ratio, or else a Subdivision Variance be applied for and received waiving this requirement.

Also a Subdivision Variance was granted as the follows: 1) to waive the requirement for curb, gutter, sidewalks, utility extension requirements and to allow 3" asphalt on 3" basecourse for 1100 feet of Willowbend Road extension within Southeast Connector footprint; and, 2) to waive the requirement for off-site improvements to South Valley Drive and to allow 2" asphalt on recompacted existing gravel subgrade be approved with the following stipulations:

#### Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, the petitioner shall enter into a legal agreement with the City identifying the private maintenance responsibility for that portion of Willowbend Road included in the Subdivision Variance request;
2. Prior to Preliminary Plat approval by the City Council, the petitioner shall enter into a legal agreement with the City and County identifying the private maintenance responsibility for that portion of South Valley Drive abutting this property and for that portion to be included in the off-site improvements required by the plat;
3. Prior to Final Plat approval, the petitioner and the City shall enter into a Waiver of Right to Protest agreement regarding future assessed projects for that portion of South Valley Drive that abuts the subject property; however, the roadway shall be constructed or a bond posted prior to Final Plat approval of the adjacent property; and,

#### Urban Planning Division Recommendations:

4. Prior to City Council approval of the Preliminary Plat, the petitioner shall obtain approval from Pennington County for the proposed off-site improvements to South Valley Road.

# STAFF REPORT

June 8, 2000

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## **PLAT #00PL047 - Preliminary Plat**

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Currently, the Engineering Staff has not completed their review of the engineering plans. A number of Staff members were out of the office during the week May 28. Without their full review, staff was not able to provide a complete staff report at this time.

In order to avoid penalization the applicant for the Staff constraints, Planning Staff is sending this to Planning Commission without a complete recommendation. Staff believes that this information will be available at the June 8, 2000 meeting. Staff would like to note a few of the concerns that were identified as part of the preliminary review.

Street Name - The Emergency Communication Service Center has identified that two road names need to be revised. These are Willowbend Place and Bayberry Court. Prior to Final Plat approval, revised street names need to be submitted for review and approval.

Open Space - The ownership of the open space lots will be through a homeowner's association. Staff is requesting that covenants and by laws be provided documenting the responsibility of maintenance of these open space lots and payment of all taxes and other applicable fees. Staff would like to note that the open space lots being proposed are drainage facilities with detention facilities located in the proposed open space lots. The open space will be mainly passive open space with a few trails provided. Staff has concerns with the configuration of the open space and would normally recommend that at least some of the area be incorporated into the adjacent lots; however, there are detention structures located on these open space lots. As a result, Staff did not require that the drainage to be incorporated into the lots. However in the future when lots are adjacent to a drainage channel, staff will recommend that the drainage channel be incorporated into the lots.

Layout Plat - The proposed Preliminary Plat varies slightly from the approved Layout Plat relative to the location of the east/west street networks. The applicant's engineer has indicated that this is due to the final sewer design. The new street network varies some from the approved master plan for the entire property. Prior to Final Plat approval of this phase, Staff is requesting that a revised Layout Plat for the entire property be submitted for review and approval.