

STAFF REPORT

March 23, 2000

PLAT #00PL015 - Preliminary and Final Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER	Davis Engineering for G & R, Inc.
REQUEST	PLAT #00PL015 Preliminary Plat
LEGAL DESCRIPTION	Lots 11 thru 24, Block 6, Lots 8 thru 14, Block 7, Lots 1 thru 16, Block 8 and Lots 11 thru 16, Block 9 of Scenic Valley Subdivision formerly: SE1/4 of NE1/4 of Section 10, T1N, R8E, BHM less Scenic Valley Subdivision and ROW and the Balance of Tract A of Scenic Valley Subdivision all located in: SE1/4 NE1/4 and NE1/4 NE1/4 Section 10, T1N, R8E, BHM, Pennington County, South Dakota Final Plat
LEGAL DESCRIPTION	Lots 11 thru 13, Block 6, Lots 8 thru 14, Block 7, Lots 1 thru 8, Block 8 and Lots 11 thru 13, Block 9, of Scenic Valley Subdivision formerly: SE1/4 of NE1/4 of Section 10, T1N, R8E, BHM less Scenic Valley Subdivision and ROW and the Balance of Tract A of Scenic Valley Subdivision all located in: SE1/4 NE1/4 and NE1/4 NE1/4 Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 11 Acres
LOCATION	Approximately 400 feet west of East 53 rd Street at the current terminus of Leroy Street
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	North: Suburban Residential District/PUD (County) South: Suburban Residential District (County) East: Suburban Residential District (County) West: Suburban Residential District (County)
PUBLIC UTILITIES	Rapid Valley Sanitary Water and Sewer
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the Planning Commission, revised drainage plans in accordance with the County Heights Drainage Basin Plan shall be submitted for review and approval;
2. Prior to Preliminary Plat approval, paving design plans shall be submitted for review and approval;
3. Prior to Preliminary Plat approval, minor corrections shall be made to the Engineering drawings;
4. Prior to Final Plat approval, a note shall be placed on the plat identifying that all homes shall be flood proofed and that the lowest opening of the home shall be at least two (2) feet above the top of the drainage ditch;
5. Prior to Final Plat approval, a non-access easement shall be shown along Lots 11, 12 and 24, Block 6, Lots 8 and 14, Block 7 and Lots 1, 8, 9, and 16, Block 8 except for approved approach locations;
6. Prior to Final Plat approval, temporary gravel turnarounds shall be constructed at the end of LeRoy Street and Basswood Street. Barricades and/or signage shall be posted identifying the roads as "dead end" streets;
7. Prior to Final Plat approval, an erosion control plan shall be provided for review and approval and a note shall be placed on the engineering plans stating that erosion will be controlled;
8. Prior to Final Plat approval, the curve radius along Basswood Street shall be adjusted or a 20 mile per hour speed limit sign shall be posted to reduce the speed limit around the curve;
9. Prior to Final Plat approval, a street light plan and a street sign plan shall be submitted for review and approval;
10. Prior to Final Plat approval, plans shall be submitted identifying that adequate measures to prevent the tracking of mud during construction onto LeRoy Street and Basswood Street shall be in place prior to initiation of any construction. Those measures will include the placement of two to three inch clean rock fifty feet back from the terminus of LeRoy Street and Basswood Street;

Western Pennington County Drainage Commission Recommendation:

11. That prior to Preliminary Plat approval, drainage improvements previously required as conditions of Final Plat approval for Phases One, Two and Three shall be completed;

Pennington County Highway Department Recommendation:

12. Prior to Final Plat approval, the horizontal alignment criteria on Basswood Street shall be corrected;

Transportation Division Recommendations:

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13. That all driveways must meet the minimum distance from the intersecting road according to the Street Design Criteria Manual;

Fire Department Recommendations:

14. Prior to Preliminary Plat approval, a fire hydrant plan showing the location and design of the fire hydrants shall be submitted for review and approval;
15. That prior to issuance of building permits for structures, street signs shall be posted and temporary addresses assigned to lots with construction;

Rapid Valley Sanitary District Recommendations:

16. That water and sanitary sewer services shall be built to Rapid Valley Sanitary District standards;

Emergency Services Communication Center Recommendations:

17. Prior to Final Plat approval, the plat shall be revised to show Basswood Street as Basswood Drive;

Register of Deeds Recommendations:

18. Prior to Final Plat approval, "Tract A" and "the SE1/4 NE1/4" shall be shown on the plat and "Rapid City" shall be eliminated from the legal description on the plat;

Pennington County Planning Department Recommendation:

19. That all lot sizes must be at least 6,500 square feet to conform to the minimum lot size requirements in the Pennington County Suburban Residential District;

Urban Planning Division Recommendations:

20. Prior to Preliminary Plat approval by the City Council, a subdivision estimate form shall be submitted and all subdivision inspection fees paid; and,
21. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: Note: This Staff Report has been revised as of 3/16/00. All revised text is shown in bold print. This platting request was originally heard by the Planning Commission on March 14, 2000. The request was continued to allow the Engineering Division and the Western Pennington County Drainage Commission additional time to review the drainage plans.

The applicant is proposing to subdivide a 9.60 acre parcel and a 2.42 acre parcel to create a 43 lot residential subdivision. The applicant is requesting approval of a Preliminary Plat for the entire 43 lots and approval of a Final Plat for 21 lots to be known as "Lots 11-13, Block 6, Lots 8-14, Block 7, Lots 1-8, Block 8, and Lots 11-13, Block 9, Scenic Valley Subdivision".

The applicant has indicated that the property will be constructed in two phases. Once both phases are completed, LeRoy Street will be connected from E. 53rd Street to Plateau Street.

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A Layout Plat in conjunction with a Master Plan showing the five remaining phases of Scenic Valley was approved on March 7, 1994. The first three phases have been platted and are currently being developed. The applicant is now proposing to plat Phase Four and Phase Five as identified on the proposed plat and the previously approved Master Plan.

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

Zoning: The property is located in Pennington County outside of the incorporated City Limits of Rapid City within the Rapid City three mile platting jurisdiction. The Pennington County Planning Department has indicated that the property is currently zoned Suburban Residential District. A residential development with lots ranging in size from .149 to .333 acres as identified on the proposed plat is permitted in the Suburban Residential District contingent upon a central water and wastewater system serving the property.

Water and Sewer: The property is located within the Rapid Valley Sanitary District's service area. Rapid Valley Sanitary District has indicated that the water and sewer system construction plans have been reviewed and approved for the proposed development.

Fire Hydrants: The Rapid City Fire Department and the Pennington County Fire Department have indicated that a fire hydrant design plan must be submitted showing the location of fire hydrants within the proposed development. The Rapid City Fire Department has also indicated that 1,000 gpm must be maintained throughout the development and design of the fire hydrants. Staff is recommending that a fire hydrant plan showing the location and design of the fire hydrants be submitted for review and approval prior to Preliminary Plat approval.

Access: Once both phases of the proposed development are completed, LeRoy Street will be connected from E. 53rd Street to Plateau Street and will serve as a collector road through the proposed development. In order to limit the number of approaches onto Leroy Street, the Engineering Division is requesting that a non-access easement be shown along Lot 24, Block 6, Lot 8, Block 7 and Lots 8 and 9, Block 8 except for the approved approach locations. The Engineering Division has also indicated that a non-access easement must be shown along Lots 11 and 12, Block 6, Lot 14, Block 7 and Lots 1 and 16, Block 8 except for the approved approach locations in order to limit the number of approaches on Basswood Street in accordance with the provisions of the Street Design Criteria Manual.

The Pennington County Highway Department has also indicated that the proposed extension of Basswood Street has a poor alignment with the existing roadway. The Highway Department has indicated that the horizontal alignment criteria on Basswood Street must be corrected prior to Preliminary Plat approval.

The Engineering Division has indicated that if the property is developed in phases, a graveled temporary turnaround must be constructed at the end of LeRoy Street and Basswood Street

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and signage must be posted identifying the roads as "dead end" streets. Staff is recommending that provisions for street lights and street signs be submitted for review and approval prior to Final Plat approval.

The Engineering Division has also indicated that two to three inches of clean rock, gravel which is two to three inches in diameter, be provided. The rock serves as a construction staging area where the mud from the tires of construction trucks is removed. This would minimize the tracking of construction mud onto LeRoy Street and Basswood Street. In addition, the Engineering Division has indicated that erosion control measures must be implemented until vegetative growth is re-established during the construction phase.

The Pennington County Highway Department and the Engineering Division have indicated that the curve radius along Basswood Street must be adjusted or a 20 mile per hour speed limit sign must be posted to reduce the speed around the corner. The applicant must either make the adjustment on the plat or include the speed limit sign on the street sign plan prior to Final Plat approval.

The Engineering Division has also indicated that a complete paving design plan must be submitted prior to Preliminary Plat approval.

Drainage: The Pennington County Highway Department has indicated that the applicant appeared before the Western Pennington County Drainage Commission and was instructed to install additional asphalt along LeRoy Street in order to improve drainage and to improve, repair and/or replace portions of the curb and gutter at the intersection of East 53rd Street and LeRoy Street. The Pennington County Highway Department has indicated that, to date, these improvements have not been completed. On February 28, 2000, Staff met with the applicant and Bill Anderson from the Pennington County Highway Department to discuss off-site and on-site drainage concerns and required improvements. Mr. Anderson indicated that a revised drainage plan showing existing drainage and drainage created by the proposed subdivision must be submitted for review and approval. The Engineering Division has indicated that the drainage plans must be in accordance with the adopted County Heights Drainage Basin Master Plan. The applicant is aware that drainage plans must be submitted for review and approval and that drainage improvements must be in place prior to Preliminary Plat approval as required by the Engineering Division and the Western Pennington County Drainage Commission. **The applicant submitted drainage plans on March 13, 2000. As previously mentioned, the Engineering Division and the Western Pennington County Drainage Commission requested at the March 14, 2000 Planning Commission meeting that this item be continued to allow them additional time to review the plans.**

The Engineering Division has indicated that a note must be placed on the plat identifying that all homes must be floodproofed and that the lowest opening of the home must be at least two (2) feet above the top of the drainage ditch.

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Plat Labeling: The Emergency Services Communication Center has indicated that Basswood Street must be relabeled to Basswood Drive on the plat. The Register of Deed's Office has indicated that "Tract A" and "the SE1/4 NE1/4" must also be shown on the plat and that "Rapid City" be eliminated from the legal description. Staff is recommending that the labeling on the plat be revised prior to Final Plat approval.

Air Quality: The Air Quality Office has indicated that an Air Quality Permit is needed prior to any development work or construction in excess of one acre. The applicant should be aware that an Air Quality Permit may be needed.

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