

## STAFF REPORT

June 29, 2000

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**PLAT #00PL052 - Layout Plat**

**ITEM 30**

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### 3GENERAL INFORMATION:

PETITIONER	Centerline for Double E, LLC
REQUEST	<b>PLAT #00PL052 - Layout Plat</b>
LEGAL DESCRIPTION	SW1/4 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 160 Acres
LOCATION	At the western terminus of Willowbend Road at the south end of South Valley Drive
EXISTING ZONING	Low Density Residential - II
SURROUNDING ZONING	
North:	Limited Agriculture/Suburban Residential District (County)
South:	General Agriculture District
East:	Low Density Residential - II (Planned Residential District)
West:	Limited Agriculture (County)
PUBLIC UTILITIES	City Water and Sewer to be extended
REPORT BY	Blaise Emerson

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

#### Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the Planning Commission, complete engineering plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval;

#### Fire Department Recommendations:

2. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide the proposed layout of all water lines, water flow and hydrant locations for the review and approval;
3. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide engineering plans showing emergency turnarounds at all roadways which dead-end;

#### Emergency Services Communications Center Recommendations:

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4. Prior to Preliminary Plat approval, the applicant shall submit all proposed street names within the subdivision for the review and approval of the Communications Center Coordinator;

Transportation Planning Division Recommendations:

5. Willowbend Road shall not have access to the Southeast Connector;
6. Access to Minnesota Street shall be limited to three (3) street intersections: the frontage road, the residential street approximately seven hundred (700) feet to the southeast of the frontage road, and the street located one thousand one hundred (1,100) feet southeast of the frontage road. The street intersection with Minnesota Street located approximately 300 feet from the frontage road shall be eliminated and the proposed cul-de-sac shall be located off the proposed local adjacent local street. However, the applicant may submit information documenting that such changes are not feasible due to topography, gravity flow sewer requirements, or other physical constraints for review and approval by Planning Director;
7. Prior to City Council approval of the Layout Plat, a revised plan shall be submitted extending the frontage/rearage road to the southwest and connecting to the adjoining property;
8. Prior to City Council approval of the Layout Plat, a revised plan shall be submitted extending Windflower Lane south and connecting to the adjoining property; and

Urban Planning Division Recommendations:

9. Prior to Final Plat approval, the subject property shall be zoned in accordance with the Rapid City Municipal Code.

GENERAL COMMENTS: The applicant has submitted a revised Layout Plat for the southern portion of the Plum Creek Development. The property is located west of the Elks Country Estates Subdivision and south of South Valley Drive and encompasses 160 acres. The future extension of Minnesota Street will cross the southwest quarter of the property and the Southeast Connector will cross the western quarter of the property..

This is the fourth Layout Plat proposed for the development. The applicant has also obtained a subdivision variance relating to the improvements of Willowbend Road and South Valley Drive. The applicant currently is requesting a Preliminary Plat, Planned Residential Development, and rezoning request for the northern portion of the property.

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

Willowbend Road - The significant change between this revised Layout Plat and the original Layout Plat is the alignment of Willowbend Road. The proposed alignment of Willowbend Road is not as direct a link to the west as was originally proposed. The applicant's engineer has stated the changes in this portion of the road network were the result of design constraints associated with providing sewer service to the proposed subdivision. The revised alignment

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will allow the construction of gravity flow sanitary sewer and eliminate the need for a lift station. Based on the more detailed information provided, Staff has agreed with the revised alignment.

Access - Staff has requested that the frontage/rearage road be extended to the southwest to the property boundary. This street will serve as a parallel street to the Southeast Connector. It will provide a connection between Fairmont Boulevard and Creek Drive on the south side of the Southeast Connector.

Staff is also requesting that Windflower Lane be extended to the south. The applicant had proposed this connection in the original Layout Plat but subsequently eliminated it in this Layout Plat. Adequate street network needs to be provided to adjoining properties to insure the continuity of development of an area.

The future extension of Minnesota Street crosses the southern third of the property. Currently, the portion of Minnesota Street incorporated within this plat is identified as a collector street on the Major Street Plan; however, the draft revisions to the Major Street Plan identify the street as an arterial.

Staff is recommending that all intersections on Minnesota Street comply with the spacing and design requirements contained in the Street Design Criteria Manual. These requirements include the provision that access be taken from the lesser traveled street. The applicant will be able to reconfigure these streets to provide access from the lesser traveled street without affecting the overall density of the project. This will provide for a safer street network and will provide more carrying capacity on Minnesota Street. The reconfigured streets will also provide an opportunity for a buffer between the residential lots abutting Minnesota Street and the arterial street. The applicant has raised concerns with sewerage on the cul-de-sac on the south side of Minnesota Street. Based on the topography, the sewer needs to flow to Minnesota Street. The Engineering Staff has preliminarily indicated that they would consider a sewer main line in the between two lots to serve the cul-de-sacs. This is not the normal practice for sewerage property but the Engineering Staff has indicated that a short sewer main line in between lots would be a compromise to eliminating an access from Minnesota Street. When detailed plans for this phase of development are submitted, Staff will be able to make a determination if this cul-de-sac should be off Minnesota Street or off the local street.

Land Use - The applicant is proposing a number of land uses as part of the Layout Plat. The majority of the property has been designated as single family residential. The applicant has proposed a combination of attached single family residences (townhomes) and detached single family residences. The applicant has identified an area in the north central portion of the property as multi-family residential. The land fronting on the Southeast Connector has been identified as commercial. Staff can support the overall land use as shown on the plans with some clarifications as to the commercial land use. Staff can support general commercial land uses at the intersection of Minnesota Street and the Southeast Connector. The general commercial land use on the north side of Minnesota Street would extend to Willowbend Road. This includes both the east and west sides of the Southeast Connector. Staff can recommend

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that the remaining commercial property on the north side of Willowbend Road be designated as office commercial. The Layout Plat does not guarantee these proposed land uses. The formal rezoning hearing process needs to occur to establish these land uses. Staff has stated general support of the proposed land uses.