

STAFF REPORT

June 8, 2000

PLAT #99PL105 - Preliminary and Final Plat

ITEM 2

GENERAL INFORMATION:

PETITIONER	Fisk Engineering Company for Builders Preferred
REQUEST	PLAT #99PL105 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 1 Revised of Trimble Subdivision, Lots 17 and 18 of Block 1 and Lot 1 of Block 3 of Terracita Highlights Subdivision, and dedicated right-of-way, formerly all of Lot 1 of Trimble Subdivision and a portion of the unplatted portion of the S1/2 NE1/4 of Section 14, T1N, R7E, all located in Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 27.70 Acres
LOCATION	At the intersection of City View Drive and Alta Vista Drive
EXISTING ZONING	Low Density Residential/PRD
SURROUNDING ZONING	
North:	Office Commercial/PDD
South:	Low Density Residential/PUD
East:	Low Density Residential
West:	General Commercial/General Agriculture District
PUBLIC UTILITIES	To Be Extended
REPORT BY	Bill Lass

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

South Dakota Department of Transportation Recommendations:

- 1. Prior to City Council approval of the Final Plat, the developer shall have entered into an agreement with the South Dakota Department of Transportation regarding the parties responsible for each portion of the City View Drive/U.S. Highway 16 interchange design and reconstruction;**
- 2. Prior to City Council approval of the Preliminary Plat, the petitioner shall have received South Dakota Department of Transportation approval for all medians located in clear zones;**
- 3. Prior to City Council approval of the Preliminary Plat, the petitioner shall have received approval from the South Dakota Department of Transportation for the deceleration lane.**

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The deceleration lane shall be located past the truck escape ramp. Material from the deceleration lane shall not be used for deceleration lane construction;

4. All areas disturbed during construction within the U.S. Highway 16 right-of-way shall be reseeded, fertilized, and mulched;
5. Marking and signing layouts and quantities shall be submitted for approval by the petitioner prior to City Council approval of the Preliminary Plat. Expenses related to these improvements shall be borne by the developer;
6. All other engineering plans shall be provided, and red-lined changes to the plat and plans shall be made prior to City Council approval of the Preliminary Plat;

Engineering Division Recommendations:

7. Prior to City Council approval of the Preliminary Plat the petitioner shall submit the following information and make the applicable changes to the subdivision plat and plans, subject to review and approval by the Engineering Division:
 - a. Additional topographic information shall be provided to determine the appropriate easement limits and channel grading;
 - b. Additional drainage calculations shall be provided to set easement limits and all comments regarding the drainage calculations shall be addressed by the petitioner;
 - c. All applicable "red-line" changes to the plat and plans shall be made by the petitioner;
 - d. Measures for temporary and permanent erosion control shall be submitted;
 - e. The required water system connection fee shall have been paid;
 - f. An erosion control plan shall be submitted accounting for soil disturbance up until such time that permanent vegetation is reestablished;
 - g. An erosion control plan shall be submitted addressing the construction-stage of development. This plan shall be developed so as to eliminate the tracking of mud onto adjacent public streets;
 - h. The subdivision plans shall be revised to include all required street light infrastructure, signs and regulatory signs;
 - i. Geotechnical information shall be submitted for the pavement design;
 - j. Temporary turn-arounds and dead-end signs shall be provided as required;
 - k. The required subdivision improvements estimate form shall be submitted and the required subdivision improvements estimate fees shall be paid and the required financial surety posted for all subdivision improvements;
 - l. A traffic control plan shall be provided for all work on U.S. Highway 16;
 - m. Guard rails shall be provided as per the AASHTO recovery zone requirements.

Transportation Planning Division Recommendations:

8. Non-access easements shall be provided along all U.S. Highway 16 frontages except for the approved approach locations;

Urban Planning Division Recommendations:

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9. As per the approved Planned Residential Development plan for Terracita Highlights Subdivision and prior to City Council approval of the Preliminary Plat, the subdivision plans shall be revised to reflect public sidewalk on one side of City View Drive; and,

Emergency Services Dispatch Center Recommendations:

10. Prior to City Council approval of the Final Plat, the plat shall be revised to reflect the street name "Echo Ridge Drive" for the short stub of roadway intersecting with U.S. Highway 16 South;

GENERAL COMMENTS: Note: This Staff Report has been revised as of June 1, 2000. New text is shown in bold print. The petitioner originally submitted this Preliminary and Final Plat application to reconfigure one lot and plat three new lots. One of the lots – Lot 1R, has now been platted leaving the three remaining lots to still be platted (**Lots 17 and 18 of Block 1, and Lot 18 of Block 1 of Terracita Highlights Subdivision**). The reconfiguration of the lots resulted from a land swap between two property owners. The already-approved plat for Lot 1R reconfigured that lot by eliminating the western 1050 feet and moving the southern boundary of the lot 400 feet further to the south. This reconfiguration resulted in a larger, more regular-shaped lot. The Planning Commission on November 4, 1999 recommended approval of a rezoning to Office Commercial and a Planned Development Designation for this additional 400 feet to be added to Lot 1R. In addition, the Planning Commission on November 4 recommended approval of an amendment to the Comprehensive Plan to allow the lot area being added onto Lot 1R to be used for Office Commercial/Planned Development uses instead of Low Density Residential/Planned Residential Development land use.

Upon the applicant's request, the Planning Commission on December 16, 1999 approved the Preliminary and Final Plat for Lot 1R only with the three lots included in the balance of the plat being continued to the January 27, 2000 Planning Commission meeting. The City Council concurred with the Planning Commission's recommendation on December 29, 1999. The Preliminary and Final Plat request for the three remaining lots has been continued at **several** prior Planning Commission meetings because of numerous engineering concerns that needed to be addressed by the petitioner. These concerns relate to grading, drainage, sewer improvements, and roadway design. **The required Engineering information has now been provided to Staff thereby allowing Staff to make a recommendation regarding this plat.**

The three lots proposed in the current Preliminary and Final Plat request were identified as part of the previous Planned Residential Development approved for Terracita Highlights Subdivision. A Major Amendment approved in 1998 identified single-family homes for Lots 1 and 17 with four townhouses approved for Lot 18. This Major Amendment also required the development of a secondary access to the subdivision upon platting of more than forty lots. The platting of the three lots proposed in the current Preliminary and Final Plat will bring the number of platted lots in Terracita Highlights to thirty-nine (39). The connection of City View Drive to U.S.

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Highway 16 will satisfy the requirement for a secondary access thereby allowing for future phases of platting in Terracita Highlights to proceed.

STAFF REVIEW: Staff has reviewed the plat for the three remaining lots and has identified the following issues:

Engineering Issues: As noted in the Staff Recommendation portion of this Staff Report, there are numerous engineering details that must be addressed by the petitioner's engineer before the City Council can act upon the Preliminary Plat. Although there are a substantial number of issues that must be addressed, Engineering Staff has indicated that these issues will not affect the configuration or overall viability of the Preliminary Plat as currently proposed. Rather, the issues represent technical details which must be addressed by the petitioner. These requirements relate to such issues as topographic data, drainage calculations, erosion control, infrastructure plans (including street lighting conduit, signs, and sidewalks on one side of City View Drive), and geotechnical information. All required information must be provided to the Engineering Division for approval prior to City Council approval of the Preliminary Plat.

South Dakota Department of Transportation Requirements: In addition to the City Engineering requirements, there are a number of engineering issues identified by the South Dakota Department of Transportation that must be addressed by the petitioner. These requirements are all related to the construction of the interchange of City View Drive and U.S. Highway 16 South. This interchange will consist of right-in (with a deceleration lane) and right-out turn lane lanes where City View Drive intersects with U.S. Highway 16. In addition, a left-hand turn lane will be constructed for south-bound U.S. Highway 16 traffic turning into City View Drive. One of the requirements noted by the South Dakota Department of Transportation is that a formal agreement is needed setting forth the parties responsible for the various intersection improvements. The developer will be responsible for the design and construction of the deceleration lane and approach. The developer will also be responsible for the design of the required medians but the South Dakota Department of Transportation will construct the median.

Street Names: The Emergency Services Communication Center Coordinator has reviewed the proposed road names identified in this subdivision plat and the replat of Lot 1R to the east (see related Staff Report). The platting of the three lots included in this subdivision plat will also include the extension of City View Drive to the east. The related replat of Lot 1R will result in the extension of Fox Run Drive to the west. The two roadways will meet at the end of a third street which will in turn connect with U.S. Highway 16. This third street will be a short stub street approximately one hundred feet in length. The Emergency Services Communication Coordinator is recommending that this short stub street be given a street name different from "City View Drive" or "Fox Run Drive." This matter has been discussed with the petitioner who has

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proposed the name "Echo Ridge Drive." This name has been reviewed and approved by Staff. The Final Plat will need to reflect this street name.

Non-Platting Requirements: Although not a platting requirement, the Engineering Division has noted that geotechnical information will be required at the building permit stage for these three lots. A 1998 Major Amendment to the Terracita Highlights Planned Residential Development stipulated that geotechnical information could be required for any phase of development (including building permits) if the City Engineering Division deemed the information was necessary. The Pennington County Air Quality Office has noted that an Air Quality Permit will be required prior to any surface disturbance.

Staff has reviewed this proposed Preliminary and Final Plat and has found it to be in general compliance with all applicable Zoning and Subdivision regulations given compliance with the stated stipulations.