

STAFF REPORT

October 5, 2000

PLAT #00PL099 - Layout Plat

ITEM 23

GENERAL INFORMATION:

PETITIONER	Centerline for 3 T's Land Development
REQUEST	PLAT #00PL099 - Layout Plat
LEGAL DESCRIPTION	Block 27 and Tract C of Robbinsdale Addition No. 10, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 35 Acres
LOCATION	South of the intersection of Annamaria and 5th Street
EXISTING ZONING	Medium Density Residential District - Low Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Office Commercial District (PDD)
East:	Office Commercial District
West:	Low Density Residential District - General Agriculture District
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;
2. Prior to Preliminary Plat approval by the Planning Commission, a geotechnical report shall be submitted identifying the potential unstable areas and for pavement design for review and approval. The geotechnical and geology report shall include analysis of soil and slope stability for all proposed streets, soil stability for cut and fill sections, soil stability for all drainage improvements, and soil and slope stability for all propose building sites;
3. Prior to Preliminary Plat approval by the Planning Commission, detailed drainage plans and calculations in compliance with the South Robbinsdale Drainage Basin Design Plan and Rapid City Drainage Criteria Manual shall be submitted for review and approval. The drainage plans shall include analysis for all proposed street crossings and the extension of storm sewer from the adjacent development to the north;

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4. Prior to Preliminary Plat approval by the Planning Commission, erosion controls plans shall be submitted for review and approval;
5. No design exception from the Street Design Criteria Manual for street grades shall be granted. No street grades shall exceed twelve percent;
6. No design exception from the Street Design Criteria Manual for the number of lots on a cul-de-sac or a lane/place street classification shall be granted. No more than twenty lots shall be allowed on a cul-de-sac or a lane/place street classification;
7. Prior to Preliminary Plat approval by the Planning Commission, the proposed twenty foot wide utility easement for the twenty inch water main shall be eliminated and the twenty feet shall be incorporated into the Minnesota Street right-of-way;
8. Prior to Preliminary Plat approval by the Planning Commission, engineering design plans shall be submitted for the individual residential connections to the twenty inch water line;
9. Prior to Preliminary Plat approval by the Planning Commission, engineering plans shall be submitted for the extension of the Terracita High Level water main through the property to the extension of Minnesota Drive on the west side of the subject property;

Fire Department Recommendations:

10. Prior to Preliminary Plat approval by the Planning Commission, plans shall be submitted showing proposed locations of water lines and fire hydrants;

Urban Planning Division Recommendations:

11. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid;
12. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted;
13. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall coordinate with the adjacent landowner on the location of right-of-way for Alta Vista Street;
14. Prior to Final Plat approval by the City Council, no more than forty dwelling units based on the combination of all developments shall have exclusive access from either Alta Vista Street or Minnesota Street before a second access shall developed; and,
15. Prior to Final Plat approval by the City Council, the applicant shall rezone the southern half of the property from General Agriculture Zoning District to Low Density Residential Zoning District.

GENERAL COMMENTS: The applicant is requesting approval of a Layout Plat for 55 detached single family residential lots, two townhouse development lots, and an office commercial lot. The applicant has submitted an associated Comprehensive Plan Amendment and Rezoning Request for the office commercial portion of the property. The property is located on the west side of 5th Street and southwest of the Black Hills Surgery Center. The proposed office commercial lot is located south of the Westhills Village #2 assisted Living Center. The townhouse development is proposed on top of the hill just south of the Open MRI Center.

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The single family residential development is proposed to be located off the extension of Minnesota Street.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where outstanding issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail that is provided. All specific details of the subdivision may not be addressed at the Layout Plat but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the City Code or the Street Design Criteria Manual will require a formal variance request or a special exemption, whichever is applicable.

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

Drainage - A major drainage crosses this property from the northwest to the southeast. The applicant is proposing lots on both side of this drainage. As part of the proposed Layout Plat, two cul-de-sacs are proposed to cross the drainage. One proposed cul-de-sac identifies the bulb of the cul-de-sac over the drainage channel. Staff has concerns with this proposed layout. Staff is requesting that detail drainage plans be provided documenting what type of improvement will be required to handle the storm drainage flows. The drainage plans shall be in accordance with the South Robbinsdale Drainage Basin Design Plan and shall take into account the local upstream and downstream conditions. Major drainage easement(s) shall be identified with sufficient size to carry the 100-year storm water flows. Also, storm sewer shall be extended from the neighboring property to the proposed cul-de-sac.

Utilities - A twenty inch water main is located along the extension of Minnesota Street. This main line serves the Robbinsdale Reservoir located to the west of the subject property. The applicant has requested that the individual lots adjacent to the twenty inch water main have individual taps onto the water main. Staff has reviewed this request and has agreed to allow the individual tapping of the twenty inch water main. Detailed engineering plans shall be submitted on how the applicant proposes to tap the water main for individual services.

The applicant has identified that the twenty inch water main be located in a twenty foot utility easement which would be located in the front yards of the lots on the north side of Minnesota Street. Staff can not support locating the twenty inch water main in a front yard utility easement. Any reconstruction of this water main becomes troublesome in this scenario. The lot owners may remember that there is a utility easement located in the front yard but over time fences, trees and other landscaping will be located in the easement. Staff is recommending that the twenty foot easement be eliminated and be incorporated into the Minnesota Street right-of-way.

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The subject property is located in the Palo Verde High Level Water Service Zone. However, the property to the north and west are located in the Terricita High Level Water Service Zone. These two water service areas serve different areas due to water pressure constraints. A high pressure water main has been extended to the subject property with the intention of extending the water line through the property to the serve the higher elevation property to the west and south. However, the high pressure water line will not serve any of the lots in this development. Staff is recommending that the engineering plans be provided for the extension of the water main through the subject property. The applicant will need to negotiate with the City for the cost of constructing this water line as it will not serve the proposed development.

Geotechnical Information - There has been signs of the hillside slipping on the north side of this ridge. Staff is recommending that a geotechnical report be submitted identifying the potential unstable areas. In addition, the report must address pavement design issues. Staff is particularly concerned with the proposed cul-de-sac that will cut into the toe of the slope of the hill side. Specific borings and analysis needs must be completed for this area. In addition, specific information on all proposed cuts and fills areas as well as a complete soil and slope stability analysis for all drainage improvements must be provided. Particular attention must be taken in addressing fill areas.

Design Exceptions - The applicant is proposing a cul-de-sac that would provide access to 28 lots. The Street Design Criteria Manual allows a maximum of 20 housing units to access a cul-de-sac. The twenty units are based on emergency response concerns. Staff can not support granting a special exception for this situation. The applicant has a reasonable alternative to provide an intermediate access to Minnesota Street from one of the two proposed cul-de-sacs that crosses the drainage channel.

Setbacks - The applicant has requested comments on the possibility of reduction to the front yard setback for a number of lots. The lots in question are located along the hillside and the drainage channel. The Planning Commission and City Council have approved a minimum of an 18 foot front yard setback in other developments in similar situations through the Planned Residential Development process. Specific topographic information, grading plans and location of all drainage easements will need to be provided before Staff can fully evaluate any reduction in setbacks.