

STAFF REPORT

April 5, 2001

No. 01PL016 - Preliminary and Final Plat

ITEM 24

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	No. 01PL016 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 19, 20, 21, 22, 23, 24, 25, Block 6 and Lot 8, 9, 10, 11, 12, 13, 14, Block 7 and Lot 2, 3, 4, 5, Block 8, and Lot 1, 2, 3, 4, 5, 6, 7, 8, Block 9 and Lot 1, 2, 3, 4, 5, 6, 7, Block 10 and dedicated streets, Valley Ridge Subdivision Phase VI located in NE1/4 of SE1/4 of Section 3, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 11.12 Acres
LOCATION	Along the intersections of Solitaire Drive, Lawrence Street, and South Pitch Drive
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendation:

- 1. Prior to City Council approval of the Preliminary Plat, inlet information relative to the proposed detention pond known as Detention Cell #103 shall be submitted for review and approval;**
- 2. Prior to City Council approval of the Preliminary Plat, revised drainage plans shall be submitted for review and approval identifying that all lot drainage will be diverted to the side lot line(s). In addition, covenants shall be established specifying that the drainage be diverted to the side lot lines on each lot.**
- 3. Prior to City Council approval of the Final Plat, the covenants shall be recorded at the Register of Deed's Office and a copy of the recorded document shall be submitted for review and approval;**
- 4. Prior to City Council approval of the Preliminary Plat, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Engineering Division;**

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5. Prior to City Council approval of the Preliminary Plat, a Utility Master Plan shall be submitted for review and approval;

County Highway Department Recommendation:

6. Prior to City Council approval of the Final Plat, the detention pond known as Detention Cell #103 located north of the property shall be completed;
7. Prior to City Council approval of the Final Plat, a road maintenance plan shall be submitted for review and approval;

Pennington County Fire Coordinator Recommendation:

8. Prior to City Council approval of the Final Plat, fire hydrants shall be installed in accordance with the Uniform Fire Code;

Emergency Services Communication Center Recommendation:

9. Prior to City Council approval of the Final Plat, a revised road name for Lawrence Street shall be submitted for review and approval;
10. Prior to City Council approval of the Final Plat, the plat shall be revised to show Solitaire Drive as Avenue A;

Urban Planning Division Recommendations:

11. Prior to City Council approval of the Final Plat, a Subdivision Regulations Variance to allow a lot more than twice as it is long shall be obtained or the plat shall be revised to comply with the lot to width requirement;
12. Prior to City Council approval of the Final Plat, a subdivision estimate form shall be submitted and all subdivision inspection fees shall be paid; and,
13. Prior to City Council approval of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: This item was continued at the March 22, 2001 Planning Commission meeting to allow the applicant time to submit additional information. This Staff Report has been revised as of 3/28/01. All revised or added text is shown in bold print. The applicant has submitted a Preliminary and Final Plat to subdivide 11.12 acres into 34 residential lots. The property is located at the western most terminus of Solitaire Drive and South Pitch Drive and is currently void of any structural development.

The property is located outside of the City limits of Rapid City but within the City's three mile platting jurisdiction. In January of 1997, a Layout Plat was approved for the entire quarter-quarter section of land, including the subject property, to be known as Valley Ridge Subdivision. In July of 1998, a Preliminary and Final Plat was approved subdividing 28 of the proposed lots located adjacent to E. 53rd Street. On October 16, 2000, a Preliminary Plat was approved to subdivide 42 additional lots located directly west of the previously platted property. On February 5, 2001, a Final Plat was approved for 21 of the lots located on the southern half of the property as shown on the Preliminary Plat. Final Plat approval for the remaining 21 lots has been continued until such time as the construction of a detention pond located directly north of the subject property has been completed. To date, construction of the detention pond has not been completed.

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The applicant has also submitted a Preliminary and Final Plat to subdivide an additional 16 lots located east of the subject property. (See Preliminary and Final Plat #01PL016.)

STAFF REVIEW: During the review of the Preliminary and Final Plat request for this phase, staff identified a number of concerns that must be addressed in order for the project to go forward.

Drainage Information: The Engineering Division is concerned with drainage issues located along the west lot line of the subject property. The drainage on the subject property flows from the west to the east. The proposed lot configurations do not align with existing lots located in an adjacent subdivision known as "Big Sky Subdivision". As such, drainage is impeded from flowing in a contiguous manner along the side lot lines between the property(s). In addition, the drainage plan does not identify a swale or other design schematic to direct drainage as needed along the west lot line. **The applicant has indicated that all lot drainage will be diverted to the side lot line(s). The drainage will then flow along the side lot line(s) onto Lawrence Street. The Engineering Division has indicated that a revised drainage plan must be submitted for review and approval identifying the lot drainage as proposed. In addition, covenants on the property must be established specifying that the drainage be diverted to the side lot lines on each lot. Staff is recommending that the revised drainage plan and a copy of the covenants be submitted for review and approval prior to City Council approval of the Preliminary Plat.**

In addition, a revised grading plan must be submitted for review and approval reflecting the red line changes as identified by the Engineering Division on the construction plans.

Detention Pond: As previously indicated, Preliminary and Final Plat #00PL089 was approved with the stipulation that prior to Final Plat approval of 21 of the proposed 42 lots, the construction of the detention pond located north of the property must be completed. To date, construction of the detention pond has not been completed. The Pennington County Highway Department has indicated that prior to Final Plat approval of any additional lots, the construction of the detention pond must be completed. In addition, the Pennington County Highway Department has indicated that inlet information, including the sizing and location of the proposed inlet(s), must be submitted for review and approval. Staff is recommending that the detention pond be completed and the inlet information be submitted for review and approval prior to City Council approval of the proposed Final Plat.

Sewer and Water: The property is located within the service boundaries of the Rapid Valley Sanitary District. The Engineering Division has indicated that a Utility Master Plan must be submitted identifying basin sanitary sewer flows and water main sizing. The Engineering Division has indicated that the Utility Master Plan must be submitted prior to City Council approval of the Preliminary Plat.

Road Issues: The Emergency Services Communication Center has indicated that there are two roads located within the City limits of Rapid City currently named "Lawrence Drive" and "Lawrence Court", respectively. As such, the proposed road name, "Lawrence Street", must be changed. Staff is recommending that the applicant submit a revised road name for

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review and approval prior to City Council approval of the Final Plat.

The Emergency Services Communication Center has also indicated that the plat must be revised to show "Solitaire Drive" as "Avenue A". The proposed plat will result in the connection of a roadway that currently has two different names. That portion of the road located within the Big Sky Subdivision, west of the subject property, is known as "Avenue A" and that portion located in the Valley Ridge Subdivision and east of East 53rd Street is known as "Solitaire Drive". The Emergency Services Communication Center has indicated that all of the roadway located west of East 53rd should be named "Avenue A". That portion located east of East 53rd Street may remain as "Solitaire Drive". Staff is recommending that the plat be revised as identified prior to City Council approval of the Final Plat. In addition, the City Planning Department and the County Planning Department are currently working on renaming that portion of the roadway located west of East 53rd Street to "Avenue A".

The Engineering Division has indicated that adequate site distance(s) must be maintained along Lawrence Street as it intersects with Solitaire Drive and South Pitch Drive. Staff is recommending that the applicant work with the Engineering Division's Traffic Engineer to address this issue prior to Planning Commission approval of the Final Plat. **The applicant recently met with staff to discuss the site distance issue along Lawrence Street as identified. The applicant submitted additional information to the Engineering Division indicating that the horizontal curvature of Solitaire Drive and South Pitch Drive does not create a site distance issue.**

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed plat identifies that eleven of the lots will have a length twice the distance of the width. As such, staff is recommending that a Variance to the Subdivision Regulations be obtained prior to Final Plat approval or that the plat be revised to comply with the length to width requirement. **On March 9, 2001, the applicant submitted a Variance to the Subdivision Regulations to waive the lot to width requirement. (See companion item #01SV007.)**

Subdivision Improvements: Prior to Final Plat approval, subdivision improvements as specified in Section 16.20.040 of the Rapid City Municipal Code must be completed or surety must be posted. Staff is recommending that all subdivision improvements be completed prior to City Council approval or that surety be posted.

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