

STAFF REPORT

June 21, 2001

No. 01PL031 - Layout Plat

ITEM 14

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 01PL031 - Layout Plat
LEGAL DESCRIPTION	Proposed Northbrook Village in the SE1/4 SE1/4, Section 13, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	40.25
LOCATION	One quarter mile east of the intersection of Haines Avenue and Country Road lying north of Country Road
EXISTING ZONING	General Agriculture District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	No Use District
East:	General Agriculture District (County)
West:	Low Density Residential 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 for the subject property;
3. Prior to Preliminary Plat approval by the Planning Commission, a detailed topographic survey shall be provided;
4. Prior to Preliminary Plat approval by the Planning Commission, a complete drainage report shall be provided including a design for the detention facility(s);
5. Prior to Preliminary Plat approval by the Planning Commission, a complete grading plan shall be provided including provisions for lot line drainage;
6. Prior to Preliminary Plat approval by the Planning Commission, a detailed sanitary sewer analysis including an evaluation of the capacity of the Mallridge Lift Station shall be provided for review and approval;

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7. Prior to Final Plat approval by the City Council, the applicant shall provide a non-access easement along both Country Road and Nike Road except for the approved intersection locations;

Fire Department Recommendations:

7. Prior to Preliminary Plat approval by the Planning Commission, plans shall be submitted showing the proposed location of water lines and fire hydrants;
8. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall delineate an emergency temporary turnaround at the end of all streets;

Urban Planning Division Recommendations:

9. Prior to Final Plat approval by the City Council, all lot shall meet the width to length requirements of the Subdivision Regulations or a Subdivision Variance shall be obtained;
10. Prior to Final Plat approval by the City Council, the subject property shall be annexed into the City of Rapid city and shall be zoned Low Density Residential;
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; and,

Air Quality Division Recommendations:

13. If more than one acre shall be disturbed by construction, an air quality permit shall be obtained prior to issuance of grading permit;

GENERAL COMMENTS: The applicant is proposing to develop a forty acre parcel located to the east of Mall Ridge #1 Subdivision. The property is located north of Country Road and to the west of West Nike Road. The applicant is proposing to extend the existing Viking Street and Bengal Drive to the east from Mall Ridge Subdivision #1. The proposed layout plat identifies 112 residential lots.

The property is characterized by a ridge located on the eastern third of the property and a large drainage channel located on the western third of the property. The drainage area appears to include existing wetlands. The property consists of grass land. A City sanitary sewer lift station is located in the northwest corner of the property. The lift station serves several of the subdivisions on the north side of the interstate along Haines Avenue.

STAFF REVIEW: Staff has met with the applicant to discuss a number of issues regarding the proposed subdivision. The issues related to the street network and how the public utilities will be extended to serve the property. The applicant has agreed to submit a revised layout plat that will indicate a change in the location of a number of the streets and provide a master plan for sanitary sewer routing. The applicant will be eliminating the northern most intersection on Nike Road. Staff was concerned with the location of this proposed intersection and the existing 90-degree corner in Nike Road. The applicant is also going to

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eliminate the western most intersection on Country Road. This intersection potentially has site visibility problems. A drainage crossing creates conflicts for access to a couple of proposed lots. The applicant will also evaluate a second local street access to the property to the north.

The applicant has submitted a revised Layout Plat that identified changes to the road network as discussed with the applicant. The applicant has not submitted a sewer master plan; however, the applicant has indicated that extensive grading will occur on the eastern portion of the property which will allow the entire property to utilize gravity sewer to the Mallridge lift station. In reviewing the revised Layout Plat, Staff has noted the following considerations:

Drainage - The property is located in the Box Elder Drainage Basin. No drainage plan has been adopted for this basin. To insure that no adverse impacts occur down stream, the applicant will need to keep all storm runoff flows to predeveloped conditions. This will require that on-site detention be provided. The applicant has identified two areas that could be used for detention on the property. the applicant will need to provide detailed drainage plans and calculations documenting the area needed for detention to insure that predeveloped conditions are maintained.

Sanitary Sewer - The Mallridge sanitary sewer lift station is located in the northwest corner of the property. Staff is asking the applicant to provide documentation that the existing lift station configuration can handle the additional development. With the proposed development, new pumps may need to be installed to handle the additional flows. The applicant shall provide calculations on the estimated flow anticipated from the development and the capacity of the lift station.

Streets - The applicant has revised the Layout Plat to identify one street intersection on Country Road and one street intersection on Nike Road. The revised street network will provide better sight distances for the intersections due to the terrain of the area and will provide better spacing between intersections. The applicant has not provided a second local street access to the property to the north. This street connection location may be constrained due to the topography of the property; however, the applicant has indicated that the eastern portion of the property will be extensively graded. Depending on how much soil is to be removed, the grade issue as it relates to the property to the north may not be serious. Staff will evaluate this connection when we received a detailed grading plan for the property is submitted.

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