

STAFF REPORT

July 5, 2001

No. 01PL053 - Layout Plat

ITEM 49

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	No. 01PL053 - Layout Plat
LEGAL DESCRIPTION	Big Sky Subdivision Phase V located in the NW1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 24.59 Acres
LOCATION	At the current northern terminus of Degeest Street
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	City sewer and water to be extended
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Upon submittal of the Preliminary Plat, grading plans and an erosion control plan shall be submitted for review and approval;
2. Upon submittal of the Preliminary Plat, a drainage plan and report shall be submitted for review and approval;
3. Upon submittal of the Preliminary Plat, a geotechnical evaluation for the pavement design shall be submitted for review and approval;
4. Upon submittal of the Preliminary Plat, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval;
5. Upon submittal of the Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval;
6. Upon submittal of the Preliminary Plat, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. In particular, a complete street design plan shall be submitted showing the location of utilities, storm drainage, curb and gutter, and sidewalk improvements. The street design shall also include relocation of the cul-de-sac street to provide a minimum

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175-foot separation from the proposed intersection of Degeest Drive and Homestead Street, which is considered as having signalized traffic control for design purposes, or an exception to the Approach Corner Clearance standard shall be obtained in accordance with Section 1.2.5 of the Street Design Criteria Manual.

7. **A Special Exception is hereby granted to allow a minimum separation of 118 feet between the intersection of Degeest Drive/Homestead Street and the cul-de-sac road;**
8. Prior to Final Plat approval by the Planning Commission, major drainage easements shall be shown on the plat as required by the Engineering Division;

Fire Department Recommendation:

9. Upon submittal of the Preliminary Plat, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval;

Transportation Division Recommendation:

10. Upon submittal of the Preliminary Plat, the street design plans shall be revised to show a bike path along the east side of Degeest Drive and the north side of Homestead Street as shown on the Elk Vale Neighborhood Area Future Land Use Map;
11. Prior to Final Plat approval by the City Council, the plat shall be revised to show a non-access easement along Degeest Drive and Homestead Street except for the approved approach location(s);

Emergency Services Communication Center Recommendation:

12. Upon submittal of the Preliminary Plat, the plat shall be revised to show Degeest Street as Degeest Drive and Homestead as Homestead Street;
13. Upon submittal of the Preliminary Plat, a road name for the unnamed cul-de-sac shall be submitted for review and approval and the plat shall be revised to show the road name;

Urban Planning Division Recommendations:

14. **A Special Exception is hereby granted to allow an exclusive access road to serve 42 dwelling units;**
15. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
16. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fee shall be paid.

GENERAL COMMENTS: **This item was continued at the June 21, 2001 Planning Commission meeting at the applicant's request to allow the applicant to meet with the Pennington County Drainage Engineer to discuss drainage concerns outlined in this Staff Report. (The Pennington County Drainage Engineer indicated that conveyance elements located through Tract A to the detention cell located south of the subject property must be constructed as a part of this plat.) On June 26, 2001, City staff and the Pennington County Drainage Engineer met with the applicant and determined that the drainage improvements must be addressed as a part of this plat. In addition, road construction plans must be submitted for review and approval integrating drainage**

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schematics into the road plans. The applicant also requested Special Exceptions to allow a reduced distance between intersections and to allow more than 40 dwelling units with an exclusive access road. All revisions or additions to this Staff Report are shown in bold print. The applicant is requesting approval of a Layout Plat to subdivide a 24.59 acre parcel creating 10 residential lots and a twenty acre parcel to be known as "Tract A". The development is identified as Phase Five, Big Sky Subdivision.

In July 1997, a Master Plan was approved to allow a residential development on approximately 300 acres of property to be known as "Big Sky Subdivision". Since then, Phase One, Phase Two, Phase Three and Phase Four of the proposed development have been platted and constructed.

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

Secondary Access: The subject property is located at the northern most terminus of Degeest Drive. Currently, Degeest Drive serves as exclusive access to 31 lots. The eleven lots as shown on the proposed Layout Plat will result in 42 lots with exclusive access from Degeest Drive. On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". Prior to Preliminary Plat approval, a Special Exception must be obtained to allow an exclusive access road to serve more than 40 dwelling units or the plat shall be revised to comply with the regulation. **At the June 26, 2001 meeting referenced above, the applicant requested a Special Exception to allow 42 lots with exclusive access in lieu of 40 lots. The most desirable lot layout for this phase of the Big Sky Subdivision results in 42 lots with exclusive access. The Planning Commission has supported a similar Special Exception request for the Windmere Subdivision based on the phasing of the project. The applicant has indicated that Homestead Street will be extended to Elk Vale Road prior to any additional platting within this area. As such, staff is recommending that a Special Exception be granted to allow 42 lots with an exclusive access road.**

Drainage: The Engineering Division and the Pennington County Drainage Engineer have indicated that a drainage plan must be submitted for review and approval. Use of the proposed 20 acre tract, other than for single family residential land use, will require that an analysis be provided identifying drainage impacts resulting from the change in use from that originally used to calculate the County Heights Drainage Basin flows. In addition, the drainage plan must identify detention cell modifications as determined by the drainage study. The Pennington County Drainage Engineer has indicated that special consideration must be taken for Conveyance Element #1 as identified in the County Heights Drainage Basin design plan. In addition, conveyance elements located through Tract A to the detention cell located south of the subject property must be constructed as a part of this plat. _

Street Improvements: Degeest Drive and Homestead Street serve as access to the subject

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property. In addition, an unnamed cul-de-sac extends off Degeest Drive to serve as access to 7 of the proposed lots. Degeest Drive and Homestead Street are classified as collector roads on the Major Street Plan. Engineering has indicated that the two collector roads must be constructed to collector road standards along the entire length of the abutting proposed lot(s). In addition, the unnamed cul-de-sac must be constructed to a lane/place road. Staff is recommending that a complete street design plan be submitted showing the location of utilities, storm drainage, curb and gutter, and sidewalk improvements. The Engineering Division has also indicated that the road profile for Homestead Street must extend from Elk Vale Road to at least 300 feet east of proposed Tract A. In addition, the street plans must show a bike bath along the east side of Degeest Drive and the north side of Homestead Street as identified on the Elks Vale Neighborhood Area Future Land Use Plan.

The Transportation Division has also indicated that the plat must be revised to show a non-access easement along Degeest Drive and Homestead Street except for the approved approach location(s).

Section 4.2.5 of the Street Design Criteria Manual states that a minimum distance shall be maintained between intersections. The Engineering Division has indicated that the intersection of Degeest Drive and Homestead Street is identified as a future signalized intersection requiring a minimum separation of 175 feet between the intersection and the proposed cul-de-sac road. The plat identifies a separation of 118 feet. Staff reviewed several lot layout and road relocation options with the applicant in an effort to minimize any negative impacts imposed onto Degeest Drive and the above referenced intersection. The lot layout as shown on the plat appears to be the best viable option due to constraints imposed south of the subject property relative to site distance issues and to preclude residential lots fronting directly onto Degeest Drive. As such, staff is recommending that a Special Exception be granted to allow a minimum separation of 118 feet between the intersection of Degeest Drive/Homestead Street and the cul-de-sac road.

Street Names: The Emergency Services Communication Center has indicated that the plat must be revised to show Degeest Street and Degeest Drive and Homestead as Homestead Street. In addition, a road name for the cul-de-sac must be submitted for review and approval and the plat must be revised to show the road name. Staff is recommending that the plat be revised accordingly upon submittal of the Preliminary Plat.

Water and Sewer System: Plans prepared by a Registered Professional Engineer must be submitted showing the extension of water mains and sewer lines. In particular, information must be provided to demonstrate that the proposed design is consistent with the Master Plan for this area. Upon Preliminary Plat submittal, this information must be submitted to the Engineering Division for review and approval.

Subdivision Improvements: Prior to a Preliminary Plat request, 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. These plans shall include construction plans in compliance with City Standards and the Street Design Criteria Manual for all subdivision improvements. The Fire Department has indicated that upon submittal of the Preliminary

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Plat, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, must be submitted for review and approval.

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