

STAFF REPORT

January 25, 2001

PLAT #00PL127 - Preliminary & Final Plat

ITEM 14

GENERAL INFORMATION:

PETITIONER	Dream Design, Inc. for Doyle Estes
REQUEST	PLAT #00PL127 - Preliminary & Final Plat
LEGAL DESCRIPTION	Tract B of Neff's Subdivision No. 4 located in the unplatted portion of the S1/2 NW1/4 SW1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	2.79
LOCATION	North of Race Track Road and Elk Vale Road
EXISTING ZONING	Low Density Residential
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	Suburban Residential (County)
East:	Suburban Residential (County)
West:	General Commercial (City)
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendation:

1. Prior to City Council approval of the Final Plat, the design of the proposed detention pond and drainage channel(s) shall be submitted for review and approval. The detention pond and drainage channel design plans shall be approved and construction contracts executed prior to the start of any on-site or off-site construction, including any road construction and/or on-site or off-site grading;
2. Prior to City Council approval of the Final Plat and/or the start of any construction or grading, the Pennington County Drainage Commission shall have approved the proposed detention pond and drainage channel design plans;
3. Prior to City Council approval of the Final Plat, the plat shall be revised maintaining a 33 foot wide utility easement in place of the section line highway to be vacated this plat;
4. Prior to City Council approval of the Final Plat, the water main design plans shall include extending the water main to the north property line;

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5. **Prior to City Council approval of the Final Plat, design calculations and assumptions used for the design of the sewer main and the projected service area to be served by the sewer main shall be submitted for review and approval;**
6. **Prior to City Council approval of the Final Plat, verification that the datum used for evaluating the drainage and sewer agrees with the datum used in the design shall be submitted for review and approval;**

Urban Planning Division Recommendations:

7. **A Special Exception shall be granted to allow a cul-de-sac in excess of 1,200 feet;**
8. **Prior to City Council approval of the Final Plat, a subdivision estimate form shall be submitted and all subdivision inspection fees paid; and,**
9. **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 from the January 4, 2001 Planning Commission meeting to allow the applicant to submit additional information. This Staff Report has been revised as of 1/16/01. New or revised text is shown in bold. The applicant has submitted a Preliminary and Final Plat to create a 2.79 acre lot located at the northern most terminus of Jolly Lane (previously known as East 39th Street) and to vacate the section line highway located along the west lot line of the subject property. A 25.759 acre parcel will remain as a nontransferable balance until such time as it is also platted. On November 6, 2000, the City Council approved a Layout Plat to create two residential lots on the subject property. The proposed Preliminary and Final Plat identifies that the two lots will be combined into one lot.

The applicant has submitted a Master Plan of the subject property and of additional acreage located directly east of the subject property. The Master Plan identifies the proposed residential lot at the northern terminus of Jolly Lane with additional residential development at the western terminus of Sweetbriar Street and Avenue A. The balance of the property located between the two areas of residential development is identified as a "drainage easement". This plat is identified as "Phase I" on the Master Plan.

The property has recently been annexed into the City limits of Rapid City and rezoned from No Use District to Low Density Residential District with a Planned Residential Development. The applicant has indicated that the "Children's Home Organization" is proposing to construct a children's home on the subject property to serve displaced children within our community.

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

Drainage: Layout Plat 00PL106 was approved contingent upon a complete drainage plan per the Racetrack Drainage Basin Design Plans being submitted for review and approval upon Preliminary Plat submittal. The drainage plan must include elements 23, 24 and RTD2 of the

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Racetrack Draw Drainage Basin Design Plans. The drainage plan must also include the design of a culvert and an inlet and an outlet channel for the proposed detention facility to insure that adequate drainage easements are provided. In addition, the culvert and channels must be constructed. Major drainage easements must be shown on the plat as required by the Engineering Division. Additional topographic information, a grading plan and a detailed erosion control plan must also be submitted for review and approval. To date, this information has not been submitted. **Staff is recommending that the design of the proposed detention pond and drainage channel(s) be submitted for review and approval prior to City Council approval of the Final Plat. The detention pond and drainage channel design plans must be approved and construction contracts executed prior to the start of any on-site or off-site construction, including any road construction and/or on-site or off-site grading. In addition, the Pennington County Drainage Commission must review and approve the proposed detention pond and drainage channel design plans prior to City Council approval of the Final Plat and/or before any construction is allowed as identified. Staff, as well as the Pennington County Drainage Engineer, is concerned with the development of the subject property until a drainage plan is approved and implemented due to the lack of existing facility(s) to convey storm water within this area. The applicant has indicated that the necessary plans will be submitted for review and approval prior to any development as requested.**

Road Design Plans and Improvements: The subject property is located at the northern most terminus of Jolly Lane (previously identified as Race Track Road). Jolly Lane is located within a 66 foot wide section line right-of-way and is currently constructed with an approximate twenty foot wide paved surface to the southern lot line of the subject property. That portion of Jolly Lane located adjacent to the subject property has not been constructed. Jolly Lane is classified as a Local Road requiring a minimum 20 foot wide paved surface with curb, gutter and sidewalks. A geotechnical evaluation, street drainage design plan and a pavement design must be submitted for review and approval. In addition, that portion of Jolly Lane located adjacent to the subject property must be constructed as identified or a Subdivision Regulations Variance must be obtained prior to Final Plat approval. **The applicant has submitted road construction plans identifying Jolly Lane as a 20 foot wide paved roadway with curb, gutter and sidewalk.**

Special Exception: The plat shows Jolly Lane as a dead end road with a cul-de-sac located along the north lot line of the subject property. The length of the cul-de-sac measures approximately 1,560 feet. The Street Design Criteria Manual allows a maximum cul-de-sac length of 1,200 feet. The Layout Plat was approved contingent upon the plat being revised to preclude the construction of a cul-de-sac in excess of 1,200 feet or a Special Exception to the Street Design Criteria Manual being obtained. To date, a Special Exception has not been requested nor has the plat been revised as identified. Prior to Final Plat approval, the plat must be revised to preclude the construction of a cul-de-sac in excess of 1,200 feet or a Special Exception to the Street Design Criteria Manual must be obtained. **On January 11, 2001, the applicant submitted a Special Exception request to allow a cul-de-sac in**

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excess of 1,200 feet. In addition, the plat proposes to vacate that portion of the section line highway adjacent to the subject property as it extends north of the cul-de-sac. The Rapid City Major Street Plan does not identify any future roadway within the section line right-of-way. The Elk Vale Neighborhood Future Land Use Map identifies the property to the north of the proposed lot as appropriate for commercial development. In determining the appropriate use for the adjacent property, it was identified that the connector roads between the proposed commercial activity and the residential development should be limited. As such, staff is recommending that the Special Exception to allow a cul-de-sac in excess of 1,200 feet be granted. Granting the Special Exception precludes the need to extend the road to the north. Staff also supports the vacation of section line right-of-way as proposed with the condition that a minimum 33 foot wide utility easement be maintained.

Road Name: The Pennington County Board of Commissioners has recently renamed Race Track Road to Jolly Lane. The plat must be revised to reflect the road name change. **The plat has been revised to show Jolly Lane.**

Utility Master Plan: Currently, City sewer and water is located within the Elk Vale Road right-of-way located west of the subject property. In addition, Rapid Valley Sanitary District sewer and water lines are located within Jolly Lane right-of-way located directly south of the subject property. The property is currently located in the Rapid Valley Sanitary District service area boundary. The Layout Plat was approved contingent upon a Utility Master Plan prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and water mains to the subject property and the property located directly north of the subject property upon submittal of the Preliminary Plat. The Engineering Division has indicated that a Utility Master Plan has not been submitted for review and approval. **Staff has reviewed the Utility Master Plan previously submitted for the Big Sky Subdivision located east of the subject property. Based upon the review, staff has determined that the water main located in Jolly Lane must be extended to the north property line. In addition, design calculations and assumptions used for the design of the sewer main and the projected service area to be served by the sewer main must be submitted for review and approval. Verification that the datum used for evaluating the drainage and sewer agrees with the datum used in the design must also be submitted for review and approval. Staff is recommending that the design(s) be revised and the information submitted for review and approval prior to City Council approval of the Final Plat.**

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