

STAFF REPORT

February 20, 2003

No. 02PL113 - Layout Plat

ITEM 4

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 02PL113 - Layout Plat
EXISTING LEGAL DESCRIPTION	The unplatted balance of the S1/2 NW1/4 SW1/4 less Lots H1 and H2; and the unplatted balance the N1/2 NW1/4 SW1/4 located south of Catron Boulevard, all located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 4 of Block 1; Lots 1 thru 6 of Block 2; Lots 1 thru 3 of Block 3; Lots 1 thru 7 of Block 4; Lots 1 thru 3 of Block 5, Lots 1 thru 5 of Block 6 and Outlot A; located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 24.78 acres
LOCATION	Southeast of the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	Low Density Residential District w/Planned Development Designation/General Commercial with a Planned Commercial Development
SURROUNDING ZONING	
North:	General Commercial w/Planned Commercial Development
South:	General Agriculture District
East:	Low Density Residential District w/Planned Development Designation
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/25/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Layout Plat be continued to the **March 6, 2003 Planning Commission meeting to allow the applicant to submit a revised plat document.**

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GENERAL COMMENTS:

This item has been continued several times since the November 21, 2002 Planning Commission meeting to allow the applicant to submit additional information. This Staff Report has been revised as of January 12, 2003. All revised and/or added text is shown in bold print. The applicant has submitted a Layout Plat to subdivide the subject property into 19 lots. In addition, the Layout Plat identifies a large detention cell to be located in the southern portion of the property.

The property is located in the southeast corner of the Catron Boulevard/Sheridan Lake Road intersection and is currently void of any structural development.

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 major 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 requires a formal variance request or a special exception, whichever is applicable.

STAFF REVIEW:

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

Zoning: Currently, the western half of the subject property is zoned General Commercial District with a Planned Development Designation and the eastern half is zoned General Agriculture District. The Southwest Connector Future Land Use Plan identifies a portion of the property adjacent to Sheridan Lake Road as appropriate for General Commercial land uses with a Planned Commercial Development. The eastern half is identified as appropriate for a Planned Residential Development with a maximum density of 4.8 dwelling units per acre. The southwest corner of the property is identified as appropriate for General Commercial/land uses and a drainage area. The lot lines as shown on the proposed Layout Plat do not align with the existing zoning boundaries and/or the future land use designations on the subject property. The applicant should be aware that any future development of the proposed lot(s) must be in compliance with the specific zoning district(s) of each lot.

Drainage: The Engineering Division has indicated that a drainage plan has been submitted for the subject property that shows a detention cell to be located in the southern portion of the property. The design of the detention cell is in the final stages of completion. The Engineering Division has indicated that a Master Plan for the balance of the property owned by the applicant located east and south of the subject property must be submitted for review and approval in order to fully evaluate the design of the detention cell. The Master Plan must also identify future road networking, water and sewer extensions and drainage

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improvements for the property(s). The Engineering Division has also indicated that a geotechnical investigation should be performed along with a preliminary drainage analysis to determine if there are constraints and/or the feasibility of developing the property as proposed. As such, staff is recommending that the Layout Plat be continued to the December 19, 2002 Planning Commission meeting to allow the applicant to submit the additional information as identified.

Access: The Layout Plat identifies a proposed street extending east from Sheridan Lake Road in alignment with an existing road, Esval Road located west of Sheridan Lake Road, to serve as access to a portion of the subject property. The Engineering Division has indicated that a non-access easement must be shown along the first 100 feet of the street as it extends from Sheridan Lake Road. In addition, the Engineering Division has indicated that three 12 foot wide lanes must be constructed within the first 100 feet in order to provide a turning lane and to provide a sufficient distance for stacking lanes within the proposed roadway.

The Layout Plat also identifies a shared approach along Sheridan Lake Road to serve as access to two lots. In March of 2000, that portion of the subject property located adjacent to Sheridan Lake Road was rezoned to General Commercial District with a Planned Development Designation. During the review of the Planned Residential Development, staff cited concerns with traffic and congestion at the intersection of Sheridan Lake Road and Catron Boulevard. As such, the applicant was made aware that a deceleration lane on the northbound leg of Sheridan Lake Road would be needed as well as additional right-of-way along Sheridan Lake Road to allow for the future construction of an arterial roadway. In addition, staff noted that a rearage road would be needed to serve the subject property in order to limit and/or eliminate access points along Sheridan Lake Road. The proposed shared approach is located approximately 300 feet south of the Sheridan Lake Road/Catron Boulevard intersection and will interfere with the future construction of a deceleration road. As such, staff is recommending that the Layout Plat be continued to allow the applicant to submit a revised Layout Plat eliminating the shared approach and providing a rearage road to serve as access to the subject property. In addition, a deceleration lane and additional right-of-way along Sheridan Lake Road must be provided upon submittal of a Preliminary Plat.

Bendt Drive, extending south from Catron Boulevard, also serves as legal access to the property. The Engineering Division has indicated that the proposed roadway aligns with Bendt Drive currently located north of Catron Boulevard. The Engineering Division has indicated that three-12 foot wide lanes must be constructed within the first 100 feet of Bendt Drive as it extends south into the subject property in order to provide a turning lane and a sufficient distance for stacking lanes within the proposed roadway. The Engineering Division has also indicated that a non-access easement must be shown along the first 100 feet of Bendt Drive upon Preliminary Plat submittal.

The Transportation Division has indicated that the Major Street Plan identifies a collector road located in the eastern portion of the subject property. Upon Preliminary Plat submittal,

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road construction plans for the collector road must be submitted for review and approval or an amendment to the Major Street Plan must be obtained eliminating the collector road from the property. The applicant also has the option of obtaining a Variance to the Subdivision Regulations to waive the requirement to grant the right-of-way and improve the road as required by the Street Design Criteria Manual.

The City's Traffic Engineer has indicated that the Sheridan Lake Road/Catron Boulevard intersection is an intersection of two principal arterial streets. Operational difficulties have led to a proposed intersection reconstruction that has not occurred as of this date. The proposed commercial development will likely cause significant trip attractions to the site. Any proposed use which generates 100 or more peak hour trips will require that a traffic impact study be submitted for review and approval. The traffic impact study must address the need to minimize access to Sheridan Lake Road and/or Catron Boulevard within functional areas of the intersection and the impact of the proposed development on the Sheridan Lake Road/Catron Boulevard intersection's level of service, including any necessary improvements to the intersection to maintain the level of service. In addition, the traffic impact study must address the level of service for the proposed approaches to the subject property.

Fire Department: The Fire Department has indicated that the maximum grade for all residential driveways to residential lots may not exceed 16 % as regulated by the Uniform Fire Code. Residential fire sprinklers will be required for all residences with driveway grades in excess of 16%. The Fire Department has also indicated that all streets, cul-de-sacs and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants will be required as per City and Uniform Fire Code. The fire hydrants must be in place and operational prior to any building construction. A minimum of 1,000 gpm/20psi fire flow(s) must be provided at each fire hydrant. Fire flows may be increased depending upon building construction and size. The Fire Department has also indicated that a wild land fire mitigation plan must be submitted for review and approval. In addition, the plan must be implemented prior to any building construction. In addition, the Fire Department has indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the Uniform Fire Code be continually met.

Plat Labeling: The Emergency Services Communication Center has indicated that a revised road name for "Blake Avenue" must be submitted for review and approval. Currently, "Blake Court" is the name of another street in Rapid City and is too similar to the proposed street name. In addition, the Register of Deed's Office has indicated that the name of the subdivision must be revised from "Stoney Creek Southside Subdivision" to Stoney Creek South Subdivision". Staff is recommending that a revised road name be submitted for review and approval and the plat document be revised to show the revised road name as well as the revised subdivision title prior to Final Plat approval.

On December 3, 2003, staff met with the applicant to discuss the outstanding issues relative to the project. Subsequently, the applicant requested that the Layout Plat again be

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continued to the February 20, 2003 meeting to allow them additional time to address the issues and submit the necessary information. **On February 7, 2003, staff met with the applicant to again discuss the outstanding issues. The applicant indicated that the interior road networking will be revised eliminating Blake Avenue and eliminating the southern portion of Bendt Drive. As such, staff is recommending that the Layout Plat be continued to the March 6, 2003 Planning Commission meeting to allow the applicant to revise the Layout Plat as identified.**