

STAFF REPORT

March 6, 2003

No. 02PL113 - Layout Plat

ITEM 3

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 **approved with the following stipulations:**

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Engineering Division Recommendations:

1. Upon submittal of a Preliminary Plat, a complete grading plan shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat, a drainage plan shall be submitted for review and approval. In addition, the plat shall be revised to show drainage easements as needed;
3. Upon submittal of a 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. In addition, the sewer line to be located along the rear of the proposed commercial lots shall be a private utility and shall be maintained by the applicant;
4. Upon submittal of a Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval;
5. 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, complete street design plans shall be submitted showing the location of utilities, storm drainage, curb and gutter and sidewalk improvements for all adjacent and interior roadways;
6. Upon submittal of the Preliminary Plat, the plat document shall be revised to show a non-access easement along the first 100 feet of Bendt Drive;
7. Upon submittal of the Preliminary Plat, construction plans for Sheridan Lake Road and Catron Boulevard shall be submitted for review and approval. In particular, the construction plans shall show a deceleration lane along Sheridan Lake Road. In addition, a non-access easement shall be shown along Sheridan Lake Road and Catron Boulevard except for approved approach location(s);
8. Upon submittal of the Preliminary Plat, construction plans for Bendt Drive shall be submitted for review and approval. In particular, Bendt Drive shall be constructed with a 59 foot wide right-of-way. The first 100 feet of Bendt Drive shall be constructed with 3-12 foot wide paved lanes transitioning into a 27 foot wide paved surface;
9. Upon submittal of the Preliminary Plat, the plat document shall be revised to eliminate the shared approach to proposed Lots 1 and 7 located along Catron Boulevard;
10. Upon submittal of the Preliminary Plat, the construction plans shall be revised to provide a bike path extending west from Bendt Drive to Sheridan Lake Road;
11. Upon Preliminary Plat submittal, the construction plans shall be revised to provide an intermediate turnaround every 600 feet along Bendt Drive or a Special Exception to the Street Design Criteria Manual shall be obtained;

Fire Department Recommendation:

12. 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;
13. All Uniform Fire Code shall be continually met;

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Register of Deed-s Office Recommendation:

14. Prior to Final Plat approval, the plat title shall be revised changing the name of the proposed subdivision from "Stoney Creek Southside Subdivision" to Stoney Creek South Subdivision;

Urban Planning Division Recommendations:

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 fees shall be paid.

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 February 24, 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. **On February 11, 2003, the applicant submitted a revised Layout Plat reducing the proposed density from 19 lots to 14 lots.**

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.

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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.

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 revised Layout Plat submitted on February 11, 2003 identifies the elimination of the access road as identified above. A shared approach will serve as access to proposed Lots 4 and 5 in lieu of the previously approved access road. The Engineering Division has indicated that the access road may be eliminated with the stipulation that a bike path be provided from Sheridan Lake Road to the future location of Bendt Drive to accommodate pedestrian traffic between the proposed residential development and the proposed commercial development.**

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. **On February 7, 2003 staff met with the applicant and concurred that the shared approach to proposed Lots 1 and 2 may remain with the stipulation that a deceleration lane be constructed and additional right-of-way be dedicated along Sheridan Lake Road.**

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

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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 revised Layout Plat identifies a temporary turnaround to be constructed at the southern most terminus of Bendt Drive resulting in an approximate 1,100 foot long cul-de-sac. The Street Design Criteria Manual states that a cul-de-sac may not exceed 1,200 feet in length. In addition, an intermediate turnaround must be provided every 600 feet along a cul-de-sac. As such, upon Preliminary Plat submittal, the construction plans must be revised to provide an intermediate turnaround or a Special Exception to the Street Design Criteria Manual must be obtained. The applicant should also be aware that a second point of access to the residential development must be provided if more than 40 dwelling unit are to be accessed via Bendt Drive.**

The revised Layout Plat identifies a shared approach to be located between Lot 1 and Lot 7 along Catron Boulevard. Staff is recommending that upon Preliminary Plat submittal, the plat document be revised to eliminate the shared approach.

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 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. **Upon review of the revised plat document, the Engineering Division has indicated that the basis for the drainage design criteria must be submitted for review and approval. In addition, the plat document must be revised to provide drainage easement(s) as needed.**

Water and Sewer Plans: The Engineering Division has indicated that upon Preliminary Plat submittal, water and sewer plans must be submitted for review and approval. In particular, the sewer plans must demonstrate how the sewer will be constructed through a drainage channel located along Catron Boulevard. In addition, the proposed sewer line to be located along the rear of the proposed commercial lots must be constructed as a private utility and maintained by the applicant. The Engineering Division has also indicated that a revised grading plan must be submitted for review and approval demonstrating that the proposed sewer line to be located within the Bendt Drive right-of-way will function accordingly. The Engineering Division has also indicated that water plans must be submitted demonstrating service to the proposed commercial lots located adjacent to Sheridan

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Lake Road.

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 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 the plat document be revised accordingly prior to Final Plat approval.

Staff believes that the proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.