

STAFF REPORT

May 8, 2003

No. 03PL042 - Layout, Preliminary and Final Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER	Renner and Sperlich Engineering Co. for Gordon Howie
REQUEST	No. 03PL042 - Layout, Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	The balance of Tract T of Trailwood Village, located in the E1/2 of the SE1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 5 of Block 18, Lots 1 thru 6 of Block 19, Lot 1 of Block 20, and Lots 1 thru 12 of Block 21, and Drainage Lot A, Trailwood Village, located in the E1/2 of the SE1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.899 acres
LOCATION	West of the intersection of Pluto Drive and Reservoir Road
EXISTING ZONING	Planned Unit Development
SURROUNDING ZONING	
North:	Planned Unit Development
South:	Planned Unit Development
East:	Planned Unit Development
West:	Planned Unit Development
PUBLIC UTILITIES	Rapid Valley Sewer and Water
DATE OF APPLICATION	04/11/2003
REPORT BY	Tom Kurtenbach

RECOMMENDATION: Staff recommends that the Layout, Preliminary and Final Plat be continued to the May 22, 2003 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS: The applicant has submitted a Layout, Preliminary and Final Plat to subdivide the subject property into 24 residential lots and one drainage lot. The property is a part of the Trailwood Village Planned Unit Development.

The property is located southwest of the Mercury Drive/Reservoir Road intersection and is currently void of any structural development.

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STAFF REVIEW:

Master Plan: A master plan dated September 1992 was previously submitted and approved for the Trailwood Village PUD. The recent development and the proposed plat request do not match the 1992 Master Plan. The street network for this area needs to provide connectivity both to the arterial and collector streets serving the area, and to the adjacent areas of development on the local streets. It appears that the completed subdivision should allow internal connection to Williams Street to the west, to Leola Lane and Heather Lane to the southwest, and to the developable area south of the subdivision west of Reservoir Road. The proposed location of the intersection of Williams Street and Reservoir Road results in a location close to the existing box culvert under Reservoir Road. In addition, Pennington County has planned for the future widening of Reservoir Road. The proximity of the intersection to the box culvert could increase future reconstruction or maintenance costs. The Engineering Division recommends that separation from the box culvert be maximized as much as possible, and also maintain a clear separation of at least 200 feet from intersections on the opposite side of the road. Alternatively, the intersection could be aligned with Pluto Drive or Legacy Lane located east of Reservoir Road.

The proposed plans for wastewater collection show an alignment partially running through rear yards instead of within the street right-of-way. This location impedes the ability to operate, maintain, repair, or replace the mains. The Engineering Division and the Rapid Valley Sanitary District recommend that the sewer be located in the standard location within the street centerline. The water distribution system needs to provide looped connection of lines as necessary to eliminate or minimize any deadend lines. Staff recommends that the proposed plat be continued to allow the applicant to submit construction plans for water distribution and wastewater collection system improvements to serve the proposed subdivision, per Section 16.20.040 of the Rapid City Municipal Code. The plans shall include a masterplan for the utility systems in the subdivision and adjacent areas of current and future development.

Many of the street names shown (A-Street, B-Court) appear to be temporary or interim names for reference during design. Final street names need to be submitted for review and approval, and need to be identified on the final construction plans. Street construction plans will need to include geotechnical information from soil borings within the subdivision to document pavement design, as well as demonstrate potential groundwater levels that may impact constructability and operation of the subdivision improvements. A drainage plan has been submitted and reviewed by the Engineering Division. Corrections and modifications are needed prior to completion of construction plans for drainage improvements. Staff recommends that prior to Preliminary Plat approval by the Planning Commission, the applicant shall: a) submit documentation demonstrating the legal entity responsible for providing street maintenance and snow removal on the proposed subdivision dedicated rights-of-way, per Section 16.20.040 of the Rapid City Municipal Code, and b) provide an estimate of cost for the installation of the required subdivision improvements.

Staff recommends that the Layout, Preliminary and Final Plat request be continued to allow the applicant to submit an updated master plan identifying the street connectivity to the

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south of the subject property. Utility networking, drainage easements and storm water detention shall be identified as necessary to accommodate the Trailwood Village PUD.

Forty Unit Rule: On August 16, 2002, 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 shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". Without knowledge of the future street networking, Staff is unclear whether the adequate access to the proposed development is being provided. The master plan referenced above is necessary to verify this information.

Staff recommends that access be identified south of D-Court to the existing development. This connectivity from Williams Street is necessary to compliment the existing street network in the area.

Williams Street: Williams Street is not classified in the Major Street Plan as an arterial or collector road. Based on existing development in the area and information submitted by the applicant, Williams Street will serve as a subcollector street. The Street Design Criteria Manual requires 52 feet of right of way width and a 27 feet paving width with parking allowed on both sides of the street. The plat document submitted by the applicant identifies Williams Street with a 52 feet right of way width. As traffic volume increases, the on-street parking may need to be eliminated and "No Parking" signs may need to be installed.

Engineering Red Line Revisions: Engineering red line comments identify a sanitary sewer easement and multiple non-access easements on the proposed plat. Staff recommends that prior to Final Plat approval by the City Council, the plat shall be revised to identify the sewer and non-access easements in accordance with the Engineering red-lined review document.

Air Quality: The subject property exceeds one acre in size. An air quality permit will be required prior to surface disturbance.

Fire Department: Rapid City and Pennington County Fire Department staff have noted that fire hydrants have not been identified along Williams Street, A Street and Reservoir Road as per City and UFC requirements. Staff recommends that the applicant identify the location of fire hydrants along these streets.

Pennington County Emergency Services Coordination Center: Pennington County Emergency Services Coordination Center staff recommend that street names A-Street, B-Court, C-Street, and D-Court be replaced with other names. The newly submitted names shall be submitted for review and approval prior to City Council approval of the Final Plat.

Pennington County Highway: The major drainage easement traversing through Lots 1, 4 and 5, Block 18, occupies a significant portion of three lots, and is not properly identified. This easement may cause problems with developing a building envelope for future homeowners. Staff recommends that the plat be revised to properly identify the major drainage easement, and that the applicant demonstrates that the affected lots retain a

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buildable area. Additionally, the right of way dedication for Reservoir Road is not clearly identified on the plat. Staff recommends that the applicant revise the plat to clearly identify the dedicated right of way.

The Pennington County Highway staff provided engineering comments regarding drainage information submitted by the applicant. Staff recommends that the applicant review the comments with the Pennington County Highway staff, and submit revised drainage plans as necessary.

Lot Configuration: The Subdivision Regulations state that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The plat identifies that Lots 4 and 5 have a length greater than twice the distance of the width. Staff recommends that the applicant revise the plat to eliminate this lot configuration, or that the applicant obtain a Subdivision Regulations Variance to waive the length to width requirement.

Plat Labeling & Miscellaneous: Block 21 identifies two lots labeled as Lot 10. Staff recommends that the plat be revised to include Lot 12. Secondly, the Finance Officer certificate is not included on the plat. Staff recommends that this certificate be included on the plat.

Staff recommends that the Layout, Preliminary and Final Plat be continued to the May 22, 2003 Planning Commission meeting to allow the applicant to submit additional information as outlined above.