

STAFF REPORT

May 22, 2003

No. 03PL042 - Layout, Preliminary and Final Plat

ITEM 6

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

Staff recommends that the Layout, Preliminary and Final Plat be approved with the following stipulations:

Engineering Division Recommendations:

- 1. Prior to Preliminary Plat approval by the City Council, the applicant shall review the Engineering Division red line comments on the submitted construction plans, including the drainage plans, and submit revised plans, as necessary;**
- 2. Prior to Final Plat approval by the City Council, the plat shall be revised to identify sewer and non-access easements in accordance with the Engineering Division red line revisions;**
- 3. Prior to Preliminary Plat approval by the City Council, the applicant shall submit**

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- revised plans for water and sewer improvements for review and approval by the City Engineering Division and Rapid Valley Sanitary District;
4. Prior to Preliminary Plat approval by the City Council, final street names shall be submitted for review and approval, and shall be identified on the final construction plans;
 5. Prior to Preliminary Plat approval by the City Council, the applicant shall submit documentation demonstrating the legal entity responsible for providing street maintenance and snow removal on the proposed subdivision dedicated rights-of-way;

Pennington County Emergency Services Communications Center Recommendations:

6. Prior to Final Plat approval by the City Council, final street names shall be submitted for review and approval with the Emergency Services Communications Center staff. In addition, the plat document shall be revised to show the approved road names;

Fire Department Recommendations:

7. Prior to Preliminary Plat approval by the City Council, the applicant shall identify fire hydrant(s) on the plans along Williams Street, A Street and Reservoir Road as per City and Uniform Fire Code requirements;

Pennington County Highway Recommendations:

8. Prior to Preliminary Plat approval by City Council, the plat shall be revised to identify the major drainage easement traversing Lots 1, 4 and 5; Block 18. The applicant shall demonstrate that the affected lots retain a buildable area;
9. Prior to Preliminary Plat approval by City Council, the plat shall be revised to clearly identify the right of way dedication for Reservoir Road;
10. Prior to Preliminary Plat approval by the City Council, the applicant shall review the drainage comments with the Pennington County Highway staff, and submit revised drainage plans for review and approval, as necessary;

Urban Planning Division Recommendations:

11. Prior to Final Plat approval by the City Council, the applicant shall include the Finance Officer assessment certificate on the plat;
12. Prior to Final Plat approval by the City Council, the applicant shall revise the plat to comply with the length to width lot configuration requirement for Lots 4 and 5, Block 18, or the applicant shall obtain a Subdivision Regulations Variance to waive the length to width requirement;
13. Prior to Final Plat approval by the City Council, the applicant shall revise the plat to include Lot 12, Block 21;
14. Prior to Preliminary Plat approval by the City Council, the applicant shall provide complete engineering plans for water, sewer, paving, curb and gutter, street light conduit, and sidewalks along Williams Street, A Street, C Street, B Court and D Court, or obtain a Subdivision Regulations Variance to waive the required improvements;
15. Prior to Preliminary Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,

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- 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: (Updates to the Staff Report are shown in bold.) This item was continued from the May 8, 2003 Planning Commission meeting. 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.

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. **An amendment to the 1992 Master Plan was approved by the Pennington County Board of Commissioners on April 1, 1997. This amended Master Plan was submitted by the applicant on May 5, 2003. Staff review of the Master Plan indicates that the Layout, Preliminary and Final plat request is in accordance with the revised Master Plan.**

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 prior to Preliminary Plat approval by the City Council, the Rapid Valley Sanitary District shall review and approve the final plans submitted by the applicant.**

Many of the street names shown (A-Street, B-Court) appear to be temporary or interim names for reference during design. **Staff recommends that prior to Preliminary Plat approval by the City Council, final street names need to be submitted for review and approval with the Emergency Services Communications Center staff, and the street names 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 City Council, the applicant shall review the Engineering Division staff red line comments on the submitted plans and submit revised plans as necessary, for review and approval by the City Engineering Division and the Rapid Valley Sanitary District staffs.**

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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". **Staff review of the Master Plan submitted by the applicant on May 5, 2003 indicates that the proposed development is in accordance with the Forty Unit Rule.**

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 Uniform Fire Code requirements. **Staff recommends that prior to Preliminary Plat approval by the City Council, the applicant shall identify fire hydrant(s) on the plans along Williams Street, A Street and Reservoir Road.**

Pennington County Emergency Services Communications Center: Pennington County Emergency Services Communications 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. In addition, the plat document shall be revised to show the approved road names.

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 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

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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, Block 18 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 **prior to Final Plat approval by the City Council**, this certificate be included on the plat.

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