

STAFF REPORT

November 6, 2003

No. 03PL104 - Preliminary and Final Plat

ITEM 6

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 03PL104 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	The unplatted portion of the SW1/4 NE1/4, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; and, the unplatted portion of the NW1/4 SE1/4 less Big Sky Subdivision, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 13 and Tract A, Block 4; Lots 6 thru 12, Block 16; Lots 1A thru 12A, Lots 1B thru 12B, and Tract B, Block 18; Tract C and Dedicated Streets; Big Sky Subdivision, located in the N1/2 NW1/4 SE1/4 and the SW1/4 NE1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 44.238 acres
LOCATION	Along Patricia Street, Aurora Drive and Carl Avenue
EXISTING ZONING	Public District/Medium Density Residential District w/Planned Development Designation/Low Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District w/Planned Development Designation
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Low Density Residential District/Medium Density Residential District w/Planned Development Designation
PUBLIC UTILITIES	City Sewer and Water and Rapid Valley Sanitary District
DATE OF APPLICATION	10/10/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be continued to the November 20, 2003 Planning Commission meeting to allow the applicant to submit additional information.

STAFF REPORT

November 6, 2003

No. 03PL104 - Preliminary and Final Plat

ITEM 6

GENERAL COMMENTS:

The applicant has submitted a Preliminary and Final Plat to subdivide 44.238 acres into 19 single family residential lots, 24 townhome lots, 2 multi-family residential lots and a 24.397 acre tract for the future location of the Valley View Elementary School. The property is a part of the Big Sky Subdivision and will be known as "Phase IX" of the development.

On June 13, 2003, the applicant submitted a Preliminary and Final Plat to subdivide 8.129 acres located directly south of the subject property into 28 residential lots. The development is also a part of the Big Sky Subdivision and is known as "Phase VIII" of the development. As of the date this reports was written, the City Council has not approved the Final Plat for Phase VIII.

The property is located approximately 500 feet north of the northern terminus of Carl Avenue and Aurora Drive. The Valley View Elementary School is currently under construction on the northern portion of the subject property.

STAFF REVIEW:

Staff has reviewed the Preliminary and Final Plat and has noted the following considerations:

Ownership: The property is currently owned by Kathryn Johnson, Doyle Estes and the Rapid City Area School District #51-4. The applicant's consultant has signed the application form but, to date, none of the owners have signed the form. As such, staff is recommending that the Preliminary and Final Plat be continued to allow the property owners to sign the application. In addition, the plat document must be revised to provide Certificate of Title(s) for the three owners.

Water and Sewer: The northern portion of the subject property located above Patricia Street is within the City's utility service boundary and the southern portion of the property located south of Patricia Street is within the Rapid Valley Sanitary District service boundary. The water plans currently show a single water main being extended along Patricia Street within the City service area that provides service to properties on both sides of the street. This configuration will result in service being provided directly by the City to Rapid Valley Sanitary District customers. As such, this will require that there be an amendment of service area boundaries, or an agreement will need to be developed between the City and the Sanitary District to cover issues such as customer billing, ownership of infrastructure, operation and maintenance costs and similar concerns. In a letter dated September 9, 2003, the Rapid Valley Sanitary District's Engineer summarized a meeting held on the same day between representatives of the Sanitary District, the City and the Developer. At this meeting it was determined that separate mains, on each side of Patricia Street, will most effectively address all concerns with the issues of the two service areas; including providing a looped feed on the Rapid Valley Sanitary Service since it operates separately from the City's system. In particular, the two systems operate at different pressure zones. The utility layout in the submitted construction plans is not in accordance with the system design determined at the

STAFF REPORT

November 6, 2003

No. 03PL104 - Preliminary and Final Plat

ITEM 6

September 9, 2003 meeting. As such, staff is recommending that the Preliminary and Final Plat be continued to allow the applicant to address this issue with the Rapid Valley Sanitary District and to revise the utility plans accordingly.

The Fire Department has noted that the proposed plat includes lots for a public elementary school and a Medium Density Residential development. Required minimum fire flow to the elementary school site is 1,750 gallons per minute. With the required minimum fire flow to the Medium Density Residential development area of 1,500 gallons per minute, the total desired minimum flow into the subdivision is 3,250 gallons per minute. Existing available flow to the area has not been determined by flow tests, but calculations indicate flows of no more than 1,500 gallons per minute. The Engineering Division reports that analysis has shown that improvements to the distribution system, such as improvements along Elk Vale Road to provide a looped feed to the area, can increase average daily flows to at least 2,000 gallons per minute. To provide additional flow would require the installation of a storage reservoir, and discussions are underway relative to the potential sites, size, and methods for funding the construction for the improvement. The Fire Department has indicated that adequate system improvements to provide at least 2,000 gallons per minute, under average day conditions, must be in place prior to any further platting or development in the area. As such, staff is recommending that prior to Final Plat approval by the City Council, water system improvements must be in operation (including any necessary off-site improvements) sufficient to provide a minimum of 2,000 gallons per minute of flow to the east end of the proposed subdivision.

Aurora Drive and Carl Avenue: The proposed plat shows the extension of Aurora Drive and Carl Avenue through Phase VII of Big Sky Subdivision to the subject property. As previously indicated, the associated Final Plat for Phase VIII has not been approved by City Council. As such, Degeest Street, located west of the subject property currently serves as the only point of access to the property. Currently, Degeest Street serves as legal access to forty lots. The proposed lots would increase the number of dwelling units with exclusive access from Degeest Street to 86 units. As such, the Final Plat for Phase VIII must be approved prior to or in conjunction with this plat or a Special Exception to allow 86 dwelling units with one point of access must be obtained.

Patricia Street: The Engineering Division has indicated that the extension of Patricia Drive, west to Big Sky Drive, may be needed in order to provide street and utility connections. To date, a Master Plan of the area located between Big Sky Drive and Patricia Street has not been submitted to determine if a road connection is needed. The Engineering Division has indicated that at a minimum a utility and maintenance easement must be provided to insure future utility connections within the development. If it is determined that a street connection is also needed then the plat document must be revised to show Patricia Drive as "Big Sky Drive". Staff is recommending that the Preliminary and Final Plat be continued to allow the applicant to submit a Master Plan as identified and to revise the plat accordingly.

STAFF REPORT

November 6, 2003

No. 03PL104 - Preliminary and Final Plat

ITEM 6

Homestead Street: The Engineering Division has indicated that the construction plans for Homestead Street have been approved and the street is currently being constructed. However, the construction plans do not include that portion of Homestead Street located east of Carl Avenue extending to the east lot line of the subject property. Tract C, the Valley View Elementary School site, is located along the north side of this portion of Homestead Street. As such, construction plans for this section of Homestead Street must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

A site plan for the Valley View Elementary School identifies three approaches along the north side of Homestead Street. The Engineering Division has indicated that the plat document must be revised to show a non-access easement along Tract B, the Medium Density Residential lot, aligning the approaches to Tract B with the school property. Staff is recommending that the plat document be revised accordingly prior to Final Plat approval by the City Council.

Exterior Maintenance Easements: Staff has noted that the Zoning Ordinance requires that a six foot wide exterior maintenance easement be retained along either side of the common lot line between the townhome units. Prior to City Council approval, the plat must be revised to show the maintenance easement for the proposed townhome lots.

Drainage: The Engineering Division has indicated that drainage from Tract B must be addressed and drainage easements and facilities provided as needed. Staff is recommending that the Preliminary and Final Plat be continued to allow the applicant to submit additional drainage information and revise the plat document as identified.

Staff is recommending that the Preliminary and Final Plat be continued to the November 20, 2003 Planning Commission meeting to address the issues as identified above.