

STAFF REPORT

December 18, 2003

No. 03PL117 - Preliminary and Final Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 03PL117 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	The unplatted balance of the NW1/4 of Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2, Block 12; Lots 1 thru 7, Block 15; Lots 1 thru 10, Block 17; Lots 1 thru 17, Block 18; Outlots G-1, G-2, G-3 and X and dedicated streets, Red Rock Estates, Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 28.423 acres
LOCATION	Along the extension of Prestwick Road and Bethpage Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District/General Agriculture District
East:	Low Density Residential District/General Agriculture District
West:	Suburban Residential District (County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/19/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be continued to the January 22, 2004 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

The applicant has submitted a Preliminary and Final Plat to subdivide approximately 28 acres into 36 residential lots and four Outlots. The applicant has indicated that the plat is

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proposed as Phase IV of the Red Rock Estates Subdivision.

On September 2, 2003, the City Council approved a Layout Plat to subdivide the subject property into 36 residential lots. The four Outlots shown on this Preliminary and Final Plat were not a part of the previously approved Layout Plat. The City Council also approved a Variance to the Subdivision Regulations to allow lots twice as long as they are wide for nine of the residential lots within this phase of the development.

The subject property is located at the northern terminus of Prestwick Road and is currently void of any structural development.

STAFF REVIEW:

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

Lot Configuration: The Subdivision Regulations states 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 proposed plat identifies that ten of the lots, including Outlot X, have a length twice the distance of the width. As such, prior to Final Plat approval, the Variance to the Subdivision Regulations must be obtained or the plat must be revised to comply with the length to width requirement.

Zoning: The north 33 feet of proposed Outlot X has recently been annexed into the City limits of Rapid City and is currently zoned No Use District. Prior to issuance of a building permit for this lot, the property must be rezoned from No Use District to Low Density Residential District.

Water: The layout of the water system within the proposed subdivision will result in a single "dead-end" main serving the entire area. The Utility Master Plan for the subdivision, prepared by the developer's engineering consultant during the platting of Phase 3 of the development, shows that the main for the area will be extended to provide a looped feed from Muirfield Drive near Berwick Court. The Engineering Division staff is recommending that the subdivision improvements include the provision of a looped feed to Phase 3 area located south of this phase. In particular, the Engineering Division staff is recommending that the consultant consider providing the second connection to the existing system on Birkdale Road, near the Golf Course Clubhouse and the Sanitary Sewer Lift Station, rather than on Muirfield Drive as originally proposed. This will require less pipe, and allow all the public utilities outside of the street right-of-way to be located in a single utility corridor potentially resulting in cost savings to the developer. In conjunction with this change, it will be necessary to reconfigure the utilities (water, sanitary sewer, and storm sewer) on Lundin Court and the extension of the utilities to the east, as well as require the developer to provide adequate easement width(s). The water main located in Bethpage Drive must be sized to allow adequate fire flow assuming supply from a proposed reservoir located at the current west terminus of Muirfield Drive, with an overflow elevation of 4,200 ft. In addition, an easement to allow the extension of watermains south from the subdivision to Sheridan

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Lake Road, along the west line of Section 29, must be provided in conjunction with the development of the plans for the subdivision. The water system that will currently serve this phase utilizes a constant pressure booster pump system with a limited capacity. Securing this easement to the future reservoir to be located west of the site at a significantly higher elevation will eventually provide an improved water service to this site and, as such, provide improved domestic and fire flows. Staff is recommending that the Preliminary and Final Plat be continued to allow the applicant to revise the Utility Master Plan as identified and to show the additional utility easements as needed.

Sewer: The sewer construction plans provide for a future extension of the sanitary sewer west from Prestwick Road, in the vicinity of the drainage crossing. The sewer extension will provide for service to a portion of the property located west of the Red Rock Estates Subdivision. Staff is recommending that the plat document be revised to provide a utility easement to the west property line (the section line) to allow for the extension of the sanitary sewer to the adjacent property as identified.

Drainage: The construction plans indicate that a 48 inch pipe will be installed to carry drainage flows from the west under the proposed extension of Prestwick Road. The drainage reports indicate that in high storm flow situations water will back up to the west onto the adjacent property. A drainage easement from the adjacent property owner, allowing the use of their property for the temporary impoundment of the storm water, must to be obtained before the design of the drainage crossing can be approved, or the crossing must be re-designed to increase the capacity of the culvert. Modifications to the drainage plan are needed in order to demonstrate that the impact of excessive street drainage flows on adjacent properties will be minimized. In addition, the drainage analysis must demonstrate that flows to adjacent properties will not exceed current levels of discharge, or appropriate detention facilities must be provided. Staff is recommending that the Preliminary and Final Plat be continued to allow the applicant to address the drainage issues as identified.

Forty Unit Rule: The Preliminary and Final Plat identifies the extension of Prestwick Road and Bethpage Drive to serve as exclusive access to the subject property. As such, the two streets will provide one point of access to 46 dwelling units. On August 16, 2000, 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 access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". The applicant has requested a Special Exception to allow 46 dwelling units in lieu of 40 dwelling units with one point of access. The Fire Department has indicated that support of the Special Exception will depend upon the domestic and fire flows being provided upon the subsequent extension of water into this phase of the development. As such, staff can not support the Special Exception until the water plans have been revised providing the looped feed as outlined above.

Cul-de-sac Length: The Street Design Criteria Manual states that in moderate to high fire hazard areas, cul-de-sacs shall not exceed 500 feet in length. In addition, an intermediate turnaround must be provided along a cul-de-sac at intervals not exceeding 600 feet. The

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Fire Department has indicated that the subject property is located in a moderate to high fire hazard area. The proposed plat identifies Prestwick Road as an approximate 1,800 foot long cul-de-sac. In addition, the proposed plat identifies Bethpage Drive as an approximate 2,300 foot long cul-de-sac. The applicant has requested a Special Exception to allow the cul-de-sac lengths as identified without intermediate turnarounds to be considered contingent upon a hammerhead turnaround being constructed within the shared approach located between Lots 4 and 5 of Block 18. The Fire Department has indicated again that support of the Special Exceptions will depend upon the domestic and fire flows being provided upon the subsequent extension of water into this phase of the development. As such, staff can not support the Special Exceptions until the water plans have been revised providing the looped feed as outlined above. In addition, staff is recommending that the plat document be revised to show the 40 foot X 40 foot shared approach referenced by the applicant. (The current plat document does not show the shared approach.)

Street Design: Currently, the road construction plans do not show the extension of Bethpage Drive to the north lot line. However, a Master Plan of this area identifies a future street connection to the north in order to serve as access to the adjacent property(s). As such, the Engineering Division has indicated the road construction plans must be revised to show Bethpage Drive extending to the north lot line. In addition, the right-of-way for the extension of Bethpage Drive must be dedicated as a part of this plat. The Engineering Division has also indicated that a turnaround must be provided at the northern terminus of Bethpage Drive. Staff is recommending that the Preliminary and Final Plat be continued to allow the applicant to revise the construction plans as identified.

Phasing: As previously indicated, the Preliminary and Final Plat proposes to subdivide approximately 28 acres into 36 residential lots and four Outlots. The applicant should be aware that if the property will be Final Platted in phases, then the phases must be identified prior to Preliminary Plat approval by the Planning Commission or the Final Plat must include all 36 residential lots and the four Outlots.

Labeling: The Register of Deed's Office has indicated that Lots 1 and 2 of Block 12 must be re-labeled as these lot numbers already exist within Block 12. In addition, all of the outlots must be re-labeled as a Lot and Block and not an "Outlot". In addition, staff is recommending that the use of Outlot X be clarified. Potentially a note on the plat could identify the use or an easement could be placed on the Outlot precluding any development until the lot is platted in the adjacent property located directly north of the subject property. The Emergency Services Communication Center has also indicated that Lundin Court will probably be misspelled by the general public and that the applicant may want to reconsider the spelling of the word. Staff is recommending that the plat document be revised as identified prior to Final Plat approval by the City Council.

Staff is recommending that the Preliminary and Final Plat be continued to the January 22, 2004 Planning Commission meeting to allow the applicant to address the outstanding issues as outlined above.