

STAFF REPORT

January 8, 2004

No. 03PL123 - Layout Plat

ITEM 11

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for 3 T's Land Development LLC
REQUEST	No. 03PL123 - Layout Plat
EXISTING LEGAL DESCRIPTION	NW1/4 SW1/4 less Tract R in the NW1/4 SW1/4 and less NE1/4 NE1/4 NE1/4 NW1/4 SW1/4; N1/2 N1/2 N1/2 N1/2 SW1/4 SW1/4, all in Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 40.96 acres
LOCATION	Along Minnesota Street west of 5th Street
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	Low Density Residential District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/12/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Layout Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Upon submittal of a Preliminary Plat application and/or upon submittal of a grading permit, whichever occurs first, a geotechnical analysis demonstrating slope stability(s) of the proposed lots shall be submitted for review and approval in order to identify that building envelopes are being provided. In addition, the plat document shall be revised to reconfigure and/or eliminate lots as needed in order to insure that a building envelope exists on each lot;
2. Upon submittal of a Preliminary Plat application, a grading and drainage plan shall be submitted for review and approval. The drainage plan shall demonstrate that the development is in compliance with the adopted drainage basin design plan and shall adjust the on-site detention cell if necessary. In addition, the plat document shall be revised to provide drainage easement(s) as necessary. The plat document shall also be

STAFF REPORT

January 8, 2004

No. 03PL123 - Layout Plat

ITEM 11

- revised to reconfigure and/or eliminate lots as needed to accommodate the drainage easement(s);
3. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval. In addition, the water plans shall show parallel lines for the Terracita High Water Zone and the Robbinsdale Water Zone along Minnesota Street and Middle Valley Drive. The water plans shall also demonstrate that the water mains are located within the proposed rights-of-way or a Special Exception to the Street Design Criteria Manual shall be obtained. The City shall participate in any oversize costs for the parallel water main construction;
 4. Upon submittal of a Preliminary Plat application, 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;
 5. Upon submittal of a Preliminary Plat application, road construction plans for Minnesota Street shall be submitted for review and approval. Minnesota Street shall be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer improvements or a Variance to the Subdivision Regulations shall be obtained;
 6. Upon submittal of a Preliminary Plat application, the plat document shall be revised relocating Minnesota Street from the City's water storage tank lot or the applicant shall obtain approval from the City to locate a portion of the street on the City's property. If approved by the city Council, the plat document shall be revised to include the City on the Certificate of Ownership title;
 7. Upon submittal of a Preliminary Plat application, road construction plans shall be submitted for review and approval providing an all weather surface turnaround at the end of Minnesota Street or a Special Exception to the Street Design Criteria Manual shall be obtained;
 8. Upon submittal of a Preliminary Plat application, road construction plans for Middle Valley Drive shall be submitted for review and approval. Middle Valley Drive shall be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 paved surface, curb, gutter, sidewalk, street light conduit, water and sewer improvements or a Variance to the Subdivision Regulations shall be obtained;
 9. Upon submittal of a Preliminary Plat application, the road construction plans for Middle Valley Drive shall identify that the north-south portion of the street shall not exceed a 10% grade or a Special Exception to the Street Design Criteria Manual shall be obtained;
 10. Upon submittal of a Preliminary Plat application, road construction plans for the unnamed cul-de-sac shall be submitted for review and approval. The cul-de-sac shall be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer improvements or a Variance to the Subdivision Regulations shall be obtained;
 11. Upon submittal of a Preliminary Plat application, road construction plans for the unnamed cul-de-sac bulb shall be submitted for review and approval. In particular, the bulb shall be constructed with a minimum 110 foot diameter right-of-way and a 90 foot wide paved surface or a Special Exception to the Street Design Criteria Manual shall be obtained;

STAFF REPORT

January 8, 2004

No. 03PL123 - Layout Plat

ITEM 11

12. Upon Preliminary Plat submittal application, construction plans shall be submitted for review and approval to show grading the full width of the rights-of-way or a Special Exception to the Street Design Criteria Manual must be obtained;
13. Upon submittal of a Preliminary Plat application, a road connection shall be provided to the south lot line or a Master Plan of the adjacent property(s) shall be submitted for review and approval demonstrating that the road connection is not needed. At a minimum, parallel water mains shall be extended to the south lot line for the Terracita High and the Robbinsdale Water Zones;
14. Upon submittal of a Preliminary Plat application, the construction plans shall be revised to provide a property line sidewalk in lieu of a curb side sidewalk or a Special Exception to the Street Design Criteria Manual shall be obtained;
15. Upon submittal of a Preliminary Plat application, a phasing plan shall be submitted for review and approval;
16. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show a non-access easement along Lots 1, 7, 8, 9, 12 and 35 as they abut Minnesota Street or a Special Exception to the Street Design Criteria Manual shall be obtained to allow access from a street other than the lesser order street ;
17. Prior to Preliminary Plat approval by the City Council, the section line highway located along the west lot line shall be improved to City Street Design standards with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, sidewalk, water and sewer improvements or a Variance to the Subdivision Regulations shall be obtained to waive the street improvements or the section line highway shall be vacated;
18. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;

Fire Department Recommendation:

19. Upon submittal of a Preliminary Plat application, 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;

Register-of-Deed's Office Recommendation:

20. Upon submittal of a Preliminary Plat application, the plat document shall be revised eliminating "Phase 4" from the title;

Urban Planning Division Recommendations:

21. Upon submittal of a Preliminary Plat application, the plat document shall be revised re-naming proposed Outlots 1 and 2 to consecutive Lot and Block numbers;
22. Prior to Final Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow a lot length greater than twice the lot width or the plat shall be revised to comply with the length to width requirement;
23. Prior to Preliminary Plat approval by the City Council, all of the affected utility companies shall submit documentation concurring with the proposed vacation of an existing 66 foot wide access and utility easement;
24. Prior to Final Plat application, a Comprehensive Plan Amendment to the South Robbinsdale Neighborhood Future Land Use Plan shall be approved to allow a Planned

STAFF REPORT

January 8, 2004

No. 03PL123 - Layout Plat

ITEM 11

- Residential Development with a maximum 1.2 dwelling units per acre in lieu of a Planned Residential Development with a maximum of 1 dwelling unit per acre; and,
25. Upon submittal of the Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide approximately 41 acres into 47 residential lots. The development is proposed as Phase 4 of the Minnesota Ridge Subdivision. The applicant has also submitted a Rezoning request to change the zoning designation of the subject property from General Agriculture District to Low Density Residential District. In addition, the applicant has submitted a Planned Development Designation request. The applicant has also submitted a Comprehensive Plan Amendment to the South Robbinsdale Neighborhood Future Land Use Plan to change the future land used designation of the subject property from a Planned Residential Development with a maximum of one dwelling unit per lot to a Planned Residential Development with a maximum of 1.2 dwelling units per lot. (See companion items 03RZ055, 03PD061 and 03CA043.)

The subject property is located at the western terminus of Minnesota Street and Middle Valley Drive 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 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 Rapid City Municipal Code or the Street Design Criteria Manual will require 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: The property is currently zoned General Agriculture District. The South Robbinsdale Future Land Use Plan identifies the appropriate use of the property as a Planned Residential Development with a maximum of one dwelling unit per acre. The applicant has submitted a Comprehensive Plan Amendment to the Future Land Use Plan to allow 1.2 dwelling units per acre. Staff is recommending that the Comprehensive Plan Amendment be approved prior to Final Plat application in order to allow the proposed density as identified on the Layout Plat. The applicant should also be aware that prior to issuance of a building permit, the property must be rezoned from General Agriculture District to Low Density Residential District and an Initial and Final Planned Residential Development must

STAFF REPORT

January 8, 2004

No. 03PL123 - Layout Plat

ITEM 11

be approved.

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 14 of the lots 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.

Fire Department: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access. Staff is recommending that construction plans be submitted for review and approval as identified upon Preliminary Plat submittal.

Geotechnical Analysis: The Engineering Division staff has indicated that with 20 to 30% slope currently existing on the subject property, extensive benching is anticipated. As such, detailed geotechnical analysis and grading information must be submitted in order to demonstrate that building envelopes exist on the proposed lot(s). Staff is recommending that upon submittal of a Preliminary Plat and/or upon submittal of a grading permit, geotechnical analysis demonstrating slope stability(s) as identified be submitted for review and approval in order to identify that building envelopes are being provided. In addition, the plat document must be revised to reconfigure and/or eliminate lots as needed in order to insure that a buildable area exists on each lot.

Grading and Drainage Plan: The Engineering Division staff has indicated that due to the large amount of grading anticipated on the subject property in order to provide adequate area(s) for building sites as well as street(s), a detailed over lot grading and drainage plan must be submitted for review and approval. In particular, the drainage plan must demonstrate that the development is in compliance with the adopted Drainage Basin Design Plan and adjust the on-site detention cell if necessary. In addition, the plat document must be revised to provide drainage easement(s) as necessary. The plat document must also be revised to reconfigure and/or eliminate lots as needed to accommodate the drainage easement(s). Staff is recommending that upon submittal of a Preliminary Plat, a grading and drainage plan must be submitted for review and approval and the plat document must be adjusted as identified.

The Engineering Division has indicated that a note on the Layout Plat indicates that grading with the right-of-way will terminate near the location of the sidewalk(s). Upon Preliminary Plat submittal, the construction plans must show grading the full width of the rights-of-way or a Special Exception to the Street Design Criteria Manual must be obtained.

Water: The Engineering Division has indicated that water plans, prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review

STAFF REPORT

January 8, 2004

No. 03PL123 - Layout Plat

ITEM 11

and approval. In addition, the water plans must provide parallel lines for the Terracita High Water Zone and the Robbinsdale Water Zone along Minnesota Street and Middle Valley Drive. Requiring the parallel water lines is an oversize cost and, as such, the City will contribute to the oversize costs resulting from the required improvement as per the Subdivision Regulations. The water plans must also demonstrate that the water mains are located within the proposed rights-of-way or a Special Exception to the Street Design Criteria Manual must be obtained. Staff is recommending that upon submittal of a Preliminary Plat, water plans must be submitted for review and approval or a Special Exception to the Street Design Criteria Manual as identified.

Sewer: The Engineering Division has indicated that sewer plans, prepared by a Registered Professional Engineer showing the extension of sewer mains must be submitted for review and approval. The Engineering Division has also noted that due to the topographic constraints specific to the subject property, individual grinder pumps to lift to the sewer main may be required. As such, the Engineering Division has indicated that the sewer must be design to gravity service as many lots as possible. Staff is recommending that upon submittal of a Preliminary Plat, sewer plans must be submitted for review and approval as identified.

Minnesota Street: Minnesota Street is classified as a sub-collector street requiring that a minimum 52 foot wide right-of-way be dedicated and a 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer improvements be constructed. The Layout Plat identifies a typical road section for Minnesota Street with a 52 foot wide right-of-way and a 27 foot wide paved surface, curb, gutter and curb side sidewalks. Upon submittal of a Preliminary Plat, road construction plans for a sub-collector street must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the road construction plans must provide a property line sidewalk in lieu of a curb side sidewalk or a Special Exception to the Street Design Criteria Manual must be obtained.

The Layout Plat proposes that a portion of Minnesota Street located on the City's water storage tank lot located along the west lot line of the subject property. As such, upon submittal of a Preliminary Plat, the plat document must be revised relocating Minnesota Street from the City's water storage tank lot or the applicant must obtain approval from outside of the City Council to locate a portion of the street on the City's property. If the City council approves the request, the plat document must be revised to include the City on the Certificate of Ownership title. The Engineering Division staff has also indicated that upon submittal of a Preliminary Plat application, the road construction plans must provide an all weather surface turnaround at the end of Minnesota Street or a Special Exception to the Street Design Criteria Manual must be obtained.

The Subdivision Regulations state that streets shall be extended as far as the boundary lines of the tract to be subdivided in order to ensure normal circulation of traffic within the vicinity. As such, the Engineering Division staff has indicated that a road connection from Minnesota Street to the south lot line must also be provided. The applicant has indicated that a Master Plan of the adjacent property(s) will be submitted for review and approval

STAFF REPORT

January 8, 2004

No. 03PL123 - Layout Plat

ITEM 11

demonstrating that the road connection is not required. Staff is recommending that upon submittal of a Preliminary Plat, the road connection must be provided or a Master Plan of the adjacent property(s) must be submitted for review and approval as identified. At a minimum, parallel water mains must be extended to the south lot line for the Terracita High and the Robbinsdale Water Zones in order to provide water service to the adjacent property(s).

Middle Valley Drive: Middle Valley Drive is also classified as a sub-collector street requiring that a minimum 52 foot wide right-of-way be dedicated and a 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer improvements be constructed. The Layout Plat proposes a typical road section for Middle Valley Drive with a 50 foot wide right-of-way and a 24 foot wide paved surface, curb, gutter and curb side sidewalks. Upon submittal of a Preliminary Plat application, road construction plans for a sub-collector street must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the road construction plans must provide a property line sidewalk in lieu of a curb side sidewalk or a Special Exception to the Street Design Criteria Manual must be obtained.

The Engineering Division staff has also indicated that the north-south portion of the street can not exceed a 10% grade or a Special Exception to the Street Design Criteria Manual must be obtained.

Un-named Cul-de-sac: The Layout Plat identifies that an approximate 450 foot long un-named cul-de-sac serves as access to eight lots. The cul-de-sac is classified as a lane place street requiring a minimum 45 foot right-of-way and a 24 foot wide paved surface, curb, gutter sidewalk, street light conduit, water and sewer. Upon submittal of a Preliminary Plat, road construction plans must be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

Section Line Highway: A section line highway is located along the west lot line of the subject property. The section line highway must be improved to City Street Design standards or a Variance to the Subdivision Regulations must be obtained to waive the street improvement or the section line highway must be vacated or re-located. Staff is recommending that the section line highway issue be addressed prior to Preliminary Plat approval by the City Council.

Access and Utility Easement: The Layout Plat identifies the vacation of a 60 foot wide access and utility easement. The Layout Plat also identifies the dedication of Minnesota Street, a 52 foot wide right-of-way in the same area as the existing easement. However, since the easement is eight foot wider than the proposed right-of-way, all of the affected utility companies must submit documentation concurring with the proposed vacation. Staff is recommending that the verification of concurrence from the affected utility companies be submitted prior to Preliminary Plat approval.

Staff believes that the proposed plat generally complies with all applicable Zoning and

STAFF REPORT

January 8, 2004

No. 03PL123 - Layout Plat

ITEM 11

Subdivision Regulations assuming compliance with the stated stipulations.