

STAFF REPORT

March 4, 2004

No. 02PL093 - Preliminary and Final Plat

ITEM 2

GENERAL INFORMATION:

PETITIONER	Davis Engineering
REQUEST	No. 02PL093 – Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	A portion of Tract F of the NW1/4 less Murphy's Subdivision and Right of Way, Section 14, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 Block 1, Lots 1 thru 6 Block 2, Lots 1 thru 8 Block 3, Lots 1 thru 7 and Lots 10 thru 15 Block 4, Lots 1 thru 3 and Lots 11 thru 16 Block 5 of Murphy Ranch Estates, all located in NE1/4 NW1/4 of Section 14, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.5 acres
LOCATION	On Longview Drive to the east of East 53rd Street and Reservoir Road
EXISTING ZONING	Suburban Residential District
SURROUNDING ZONING	
North:	Suburban Residential District
South:	Limited Agriculture District
East:	General Agriculture District
West:	Suburban Residential District
PUBLIC UTILITIES	Rapid Valley Sanitary Services
DATE OF APPLICATION	09/13/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be **approved for proposed Lot 1 of Block 1, Lot 1 of Block 2, Lots 1 thru 9 of Block 3, Lots 1 thru 8 of Block 4, Lot 1 of Block 10 and Lot 1 of Block 11, Murphy Ranch Estates Subdivision with the following stipulations.**

- 1. Prior to City Council approval of the Preliminary Plat, revisions to the water plans shall be submitted for review and approval. In particular, the water plans shall be revised to show the extension of the water main along Longview Road to the east**

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- lot line of Phase One;
2. **Prior to City Council approval of the Preliminary Plat, a grading plan and details for temporary sedimentation ponds shall be submitted for review and approval. Any development beyond Phase One shall require construction of the detention facilities;**
 3. **Prior to City Council approval of the Preliminary Plat, a private utility plan shall be submitted for review and approval;**
 4. **Prior to City Council approval of the Preliminary Plat, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Engineering Division;**
 5. **Prior to City Council approval of the Preliminary Plat, a subdivision estimate form shall be submitted for review and approval;**
 6. **Prior to City Council approval of the Final Plat, the applicant shall provide legal documentation identifying street maintenance for all street(s) located within the proposed development;**
 7. **Prior to City Council approval of the Final Plat, the plat title must be revised to read "Formerly a portion of Tract F of the NW1/4 less Murphy's' Subdivision and Right of Way, Section 14, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota"; and,**
 8. **Prior to City Council approval of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.**

GENERAL COMMENTS:

(All revised and/or added text is shown in bold print.) This item has been continued several times since the October 10, 2002 Planning Commission meeting to allow the applicant to submit revised and/or additional information. On February 10, 2003, the applicant submitted a revised drainage plan and revised construction plans. The Engineering Division has indicated that the hydrologic analysis submitted with the revised drainage plan was not completed per the Drainage Criteria Manual. In addition, the construction plans do not show the extension of sanitary service to adjacent properties. The Engineering Division has also noted that the plat document must be revised to provide 17 additional feet of right-of-way along Long View Road and to provide access to properties located south and east of the subject property. On March 31, 2003, the applicant submitted a copy of a sanitary sewer and water main easement and a major drainage easement to be located on an adjacent property. In addition, a copy of a recorded road district agreement and a geotechnical exploration report for the subject property was submitted for review and approval.

On June 11, 2003, the applicant submitted revised construction plans and revised drainage information. The Engineering Division has indicated that the stormwater analysis adequately addresses the regional and basin wide impacts; however, the plan must be expanded to include street flow calculations, backyard drainage swale design calculations, and other local drainage details and design information. In addition, the Rapid Valley Sanitary District has not yet completed their review of the revised plans. The Engineering

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Division has indicated that they expect to meet with representatives of the Rapid Valley Sanitary District including their Engineer early next week (June 30-July 1) to review comments and impact(s) regarding the subdivision improvements. In addition, the Engineering Division has indicated that the applicant has not returned the prior redlined plans which in turn have delayed the progress of the review by both the City and the Rapid Valley Sanitary District. The applicant has since returned the revised water and sewer construction plans for review and approval. The Engineering Division has indicated that the water plans must be revised to provide a looped water line for the next phase of the development and the sewer plans must be revised to address off-site sewer extension(s). On July 3, 2003, the applicant received redlined construction plans regarding specific drainage concerns relative to the proposed street layout(s). To date, the revised construction plans addressing the drainage issue has not been submitted for review and approval. On August 8, 2003, the applicant notified staff that the above referenced information would be submitted for review and approval on or before August 15, 2003. On August 15, 2003, the applicant submitted a revised plat document, revised construction plans and a revised drainage report. On August 22, 2003, the applicant submitted redlined construction plans. On September 30, 2003, the applicant notified staff that a revised plat document will be submitted for review and approval eliminating a portion of the subject property from the Final Plat. In addition the applicant has indicated that the utility plans are still being revised and that upon completion, revised construction plans will be submitted to the Engineering Division and the Rapid Valley Sanitary District for review and approval. The applicant has also indicated that a revised drainage plan will be submitted for review and approval as per Engineering comments. On November 20, 2003 the applicant submitted the above referenced information. However, staff has noted that the Master Plan for the development has significantly been altered from the previously approved Layout Plat. In addition, an alternate phasing plan is being proposed. Staff has not had sufficient time to review the revised Master Plan to identify potential issues relative to the plan. In addition, the Engineering Division has indicated that drainage flow calculations for each phase of the development must be submitted. In addition, the applicant must coordinate the construction of the on-site detention facility with the phasing of the project. On December 5, 2003, staff met with the applicant to review the outstanding issues relative to the plat. The applicant indicated that all outstanding information would be submitted on or before December 22, 2003.

At the January 8, 2004 Planning Commission meeting, staff recommended that this item be denied without prejudice since none of the additional information as identified above had been submitted. The applicant indicated that the information would be submitted by 4:00 p.m. on January 9, 2004. As such, the Planning Commission continued this item to the February 5, 2004 Planning Commission meeting. On January 9, 2004, the applicant submitted revised construction plans, a revised plat document, a revised master plan and copies of utility easements. As of the writing of this Staff Report, revised drainage calculations reflective of the revised plat document have not been submitted for review and approval. Since the plat document has been significantly altered, the revised drainage information is necessary before this item can be approved. In addition, Rapid Valley Sanitary District has noted concerns with the utility plans. Rapid Valley Sanitary District also

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noted that the utility easements have not been signed by the necessary property owners. The design of the water and sewer services is essential to the location of the utilities on these adjacent properties.

On February 10, 2004, the applicant submitted a revised legal description reflecting the previously submitted revised Preliminary and Final Plat for Phase One of Murphy Ranch Estates. In addition, the applicant submitted a drainage report and a site grading and drainage plan. The applicant also submitted a copy of signed utility easements from the adjacent property owners for the extension of water and sewer to the subject property. In addition, the applicant submitted a punch list of revisions and/or clarifications to the previously submitted water and sewer plans.

The applicant has submitted a Preliminary and Final Plat to create a 37 lot residential development as Phase One of the Murphy Ranch Estates Subdivision. **On January 9, 2004, the applicant submitted a revised Preliminary and Final Plat proposing to create 21 lots in lieu of 37 lots as Phase One of Murphy Ranch Estates Subdivision. As such, staff is recommending that this plat document be approved with the revised legal description.** In addition, the applicant has submitted a Layout Plat to subdivide 86 acres, including the subject property into 113 lots. The subject property is located approximately 800 feet east of Reservoir Road on the south side of Longview Road and is currently void of any structural development.

On July 16, 2001, the City Council denied without prejudice a Layout Plat to subdivide 86 acres into approximately 300 lots. (The subject property was a part of this Layout Plat.) The Layout Plat was denied without prejudice due to concerns with the proposed road networking within the development, lot configuration(s) and the problematic extension of Rapid Valley sanitary sewer and water services to the property.

On March 28, 2002, the applicant submitted a Preliminary and Final Plat to create a 12.36 acre parcel from the 86 acre tract of land in order to transfer title of the property. The Preliminary and Final Plat has subsequently been continued several times to allow the applicant to submit additional information. In particular, a Master Plan must be submitted for the balance of the 86 acres to insure that the previously identified road networking and lot configuration issues have been addressed. In addition, the applicant submitted a Variance to the Subdivision Regulations to waive the requirement to improve Longview Road to City street design standards. On May 10, 2002, the applicant submitted a Layout Plat for the 86 acres to serve as a Master Plan for the proposed development. The Layout Plat has also been continued several times to allow the applicant to submit additional information. The on-going issues relative to the Layout Plat continue to include road networking and lot configuration(s). In addition, the applicant has not submitted required information concerning the provision of water and sewer to the proposed subdivision and a drainage plan. (See companion items #02PL029, 02SV016 and 02PL049.)

STAFF REVIEW:

Staff has reviewed the Preliminary and Final Plat and has identified the following

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considerations:

Upon review of the revised drainage report, construction plans and redlined drawings, the Engineering Division has the following comments:

Drainage: The consultant has provided a supplemental drainage report that includes data and calculations for determining the volume and depth of on-site and street storm water flows. The Engineering Division is requesting that the calculations be revised to include factors and criteria consistent with those called for in the Rapid City Drainage Criteria Manual. In addition, complete erosion and sediment control plans must be submitted for review and approval. **Staff is recommending that prior to City Council approval of the Preliminary Plat, a grading plan and details for temporary sedimentation ponds must be submitted for review and approval. Staff has also noted that any development beyond Phase One will require construction of the proposed detention facilities.**

Streets: The construction plans must be revised to show regulatory, traffic control, and street signage as required by City Ordinance. The Engineering Division is also requesting that the construction plans be revised modifying some intersection layouts.

Utilities: The applicant has not submitted the revised utility plans to the Rapid Valley Sanitary District, which provides the wastewater treatment and water supply services for this area. As such, Rapid Valley Sanitary District must approve the revised utility plans prior to Preliminary Plat approval by the Planning Commission. In addition, private utility information (electricity, gas, communications, etc.) has not been submitted for review and approval as required. The private utility information is needed in order to determine that there will not be conflicts in location or installation of the various subdivision and utility improvements. **The Rapid Valley Sanitary has indicated that the revisions to the water and sewer plans must be submitted for review and approval. Staff is also recommending that the water plans be revised to show the extension of the water main along Longview Drive to the east lot line of the Phase One.**

Revised Layout Plat: The applicant has submitted a revised Layout Plat identifying that the 86 acre parcel will be developed in four phases. Phase One proposes to create 37 lots as shown on this Preliminary and Final Plat. Phase Two proposes to create 21 lots located south and east of the subject property. Phase Three proposes to create 47 lots located south of Phase Two. Finally, Phase Four proposes to create eight lots located east of Phase One, adjacent to Longview Road. The revised Layout Plat also identifies the elimination of 70 lots located in the southeast corner of the 86 acre parcel previously shown on the associated Layout Plat. The applicant has indicated that this revised Layout Plat will replace the previously submitted Layout Plat and, as such, has requested that the associated Layout Plat be withdrawn.

The revised Layout Plat identifies three road connections to the east of the development, revised from the two road connections previously proposed on the associated Layout Plat. However, road connections to the south and west have still not been shown as previously

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required. In particular, road connection(s) to Tract G located to the south and to Reservoir Road located west of the subject property must be provided. During the review of the associated Layout Plat, staff also identified that the western-most north/south cul-de-sac exceeds the maximum cul-de-sac length allowed by the Street Design Criteria Manual. In addition, several of the proposed intersections do not meet the intersection spacing criteria of the Street Design Criteria Manual. The Engineering Division also indicated concern with the sight distance at both access locations on Long View Road and requested that the applicant submit information that demonstrates that both proposed access locations comply with the sight distance requirements of the Street Design Criteria Manual. In addition, the Engineering Division identified that a site plan showing the location of all drives and approaches located on the north side of Long View Road must be submitted to insure that the proposed approaches do not interfere with the existing drives and/or approaches. The Engineering Division also identified that the addition of 235 lots utilizing Long View Road as principal access will trigger improvements to Long View Road such as deceleration lanes and right turn lanes.

On January 9, 2004, the applicant submitted a revised Master Plan identifying the subdivision of approximately 86 acres into 233 residential lots to be constructed in eleven phases. Phase Two of the development will result in 44 lots with one point of access. As such, the applicant must revise the Master Plan eliminating four of the lots from Phase Two or a Special Exception must be obtained to allow more than forty lots with one point of access. Phase Three identifies that a second access street will be provided to the development; however, Phase Five will result in 63 lots with one point of access. The applicant is aware that approval of this Preliminary and Final Plat for Phase One of Murphy Ranch Estates Subdivision does not indicate approval of the revised Master Plan for the balance of the development.

Murphy Ranch Road: Murphy Ranch Road, extending south from Longview Road, will serve as exclusive access to the 37 lots as shown on this Preliminary and Final Plat. The Preliminary and Final Plat identifies Murphy Ranch Road as a 52 foot wide right-of-way with a 27 foot wide paved surface. The Engineering Division has indicated that the Preliminary and Final Plat must be revised to provide additional right-of-way in order to accommodate a 36 foot wide paved surface for the northern most portion of Murphy Ranch Road located north of Torino Road. The additional right-of-way and paved surface is required in order to provide a turning lane with stacking at the Murphy Ranch Road/Longview Road intersection. The Engineering Division has indicated that geotechnical analysis demonstrating pavement design must be submitted for review and approval. In addition, the applicant must provide legal documentation identifying street maintenance for all streets located within the proposed development. **The applicant has submitted revised road construction plans as requested. To date, the applicant has not submitted legal documentation identifying street maintenance for the proposed street(s). Staff is recommending that prior to City Council approval of the Preliminary Plat, all necessary changes be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings must be returned to the Engineering Division. Staff is also recommending that the street maintenance documentation be submitted for review**

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and approval prior to City Council approval of the Final Plat.

Longview Road: Longview Road is classified as an arterial road on the City's Major Street Plan. An arterial road requires a minimum 100 foot wide right-of-way with 12 foot wide paved sections as needed to accommodate existing and proposed traffic. Currently, Longview Road is constructed with a 66 foot wide right-of-way and an approximate 24 foot wide paved surface. The Preliminary and Final Plat identifies the dedication of 17 additional feet of right-of-way along the north lot line in order to meet the right-of-way width for an arterial road. However, the applicant has requested to delay improving Longview Road until Phase Three of the proposed development has been approved. Forty-eight residential lots will be created upon platting of Phase One and Phase Two resulting in an additional 528 average daily trip(s) along Longview Road. Delaying the required improvements on Longview Road will create unacceptable traffic conditions along this section of the roadway. Staff has discussed the traffic concerns with the applicant and the applicant has subsequently requested that the associated Variance to the Subdivision Regulations to waive the requirement to improve Longview Road to City street design standards be withdrawn.

Utilities: The subject property is located within the Rapid Valley Sanitary District. As such, prior to Preliminary Plat approval, the Rapid Valley Sanitary District must review and approve the water and sewer construction plans. **In addition, the Engineering Division has indicated that the water and sewer construction plans must be revised as redlined by the City and returned for review and approval.**

The Engineering Division has also indicated that a Master Utility Plan must be submitted for review and approval for all phases of the proposed development. In particular, the Master Utility Plan must show the extension of off-site water service(s) to the property. The existing water tap located at Reservoir Road is a six inch water main and slated for future upgrade(s). The applicant must provide demand information and calculations demonstrating that fire flows are being provided. The Engineering Division has also indicated that the sewer extension to the property will likely require a bored crossing under S. D. Highway 44 with a tap into the City's 42 inch outfall line. This in turn will require approval and possible modification of an agreement between the City and Rapid Valley Sanitary District for the number of allowable sewer taps. The northern portion of the subject property will be served by a sewer main located in the Reservoir Road right-of-way. The applicant must provide flow calculations as per South Dakota Department of Environment requirements. In addition, the applicant must demonstrate that the Reservoir Road sewer main has the capacity to handle the additional flows. **Staff is recommending that a Master Utility Plan be submitted for review and approval prior to City Council approval of the Preliminary Plat.**

Lot Layout: All of the proposed lots located directly south of Longview Road are double-frontage lots. Double-frontage lots are discouraged; however, where double frontage lots are essential to provide separation of residential development from traffic arteries a planting screen easement of not less than ten feet in width must be provided on each double frontage lot. Staff is recommending that the plat document be revised to provide a ten foot

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side planting screen easement along those lots that abut Longview Road. In addition, staff is recommending that the plat document be revised to eliminate the utility easement located along the rear yards that abut Longview Road in order to prevent interference between the utilities and future landscaping that may be planted within the planting easement. **On January 9, 2004, the applicant submitted a revised plat document providing the revised easements as identified above.**

Drainage Requirements: The Engineering Division has indicated that a drainage plan must be submitted for review and approval. The Pennington County Drainage Engineer has also indicated that prior to any disturbance of earth, a drainage plan must be approved. The drainage plan must address the flows through the site from the north and the affects of additional runoff on downstream facilities such as the Murphy Ditch, U. S. Highway 44, Little Giant Ditch and Anderson Road. The Engineering Staff has noted that on-site storm water detention will be required and that the detention design must include outlet releases that do not exceed current downstream channel capacities. The Pennington County Drainage Engineer has also indicated that the grading plan, submitted as a part of this application, does not show adequate detail in order to approve the plan(s). **Staff is recommending that prior to City Council approval of the Preliminary Plat, a grading plan and details for temporary sedimentation ponds must be submitted for review and approval. In addition, the Pennington County Drainage Engineer has indicated that any development beyond Phase One will require construction of the detention facilities**

Plat labeling: The Emergency Services Communication Center has indicated that alternate street names for "Murphy Ranch Road, Mustang Road and Mustang Court" must be submitted for review and approval. Similar street names currently exist in the County. **The Emergency Services Communication Center has reviewed the Preliminary and Final Plat and has indicated approval of the proposed street name(s) for Phase One. However, alternate street names as identified above for the balance of the development must be submitted for review and approval upon any future platting of the balance of the development.**

In addition, the plat title must be revised to read "Formerly a portion of Tract F of the NW1/4 less Murphy's' Subdivision and Right of Way, Section 14, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota". **Staff is recommending that the plat document be revised as identified prior to Final Plat approval.**

Staff believes that the proposed plat complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.