

STAFF REPORT

March 25, 2004

No. 04PL014 - Layout Plat

ITEM 41

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 04PL014 - Layout Plat
EXISTING LEGAL DESCRIPTION	S1/2 NE1/4, Section 23, T2N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 38 of Block 1, Lots 1 thru 39 of Block 2 and Lots 1 thru 18 of Block 3, Rainbow Ridge Subdivision, Section 23, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 80.1547 acres
LOCATION	West of the intersection of Bunker Drive
EXISTING ZONING	Limited Agriculture District (County)
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	Limited Agriculture District (County)
East:	Mobile Home Residential District (City)
West:	Limited Agriculture District (County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	02/27/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat application, a drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary;
3. 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 or a Variance to the Subdivision Regulations shall be obtained;

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4. Prior to Preliminary Plat approval by the City Council, the applicant shall demonstrate that agreements necessary to assure wastewater connection fees for upgrades, improvements or replacement to the sanitary sewer lift station serving this area, are in effect and that the appropriate fees shall be paid;
5. 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 or a Variance to the Subdivision Regulations shall be obtained. In addition, the water main to be located along the east lot line of the subject property shall be constructed as a 14 inch diameter water main per the City's Northeast Area Analysis completed in July, 2002;
6. Prior to Preliminary Plat approval by the City Council, the applicant shall enter into a cost sharing agreement with the City for the design and construction of a booster station or reservoir in order to provide water service to that portion of the subject property located at or above 3,450 foot elevation;
7. Upon submittal of a Preliminary Plat application, road construction plans for the interior streets shall be submitted for review and approval. In particular, the three cul-de-sac streets shall be located in a minimum 49 foot right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. In addition, the construction plans shall identify the construction of a permanent turnaround at the end of the cul-de-sacs with a minimum 110 foot diameter right-of-way and a minimum 92 foot diameter paved surface or a Variance to the Subdivision Regulations shall be obtained. The balance of the interior streets 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 or a Variance to the Subdivision Regulations shall be obtained;
8. Upon submittal of a Preliminary Plat, the plat document shall be revised to provide street connections to the properties located north and west of the subject property;
9. Upon submittal of a Preliminary Plat, the plat document shall include the right-of-way for the two streets located within the CHMH Subdivision and the construction plans shall include the off-site street improvements or the two streets shall be dedicated as right-of-way and constructed as a part of a separate plat action;
10. Prior to Preliminary Plat approval by the City Council, the property shall be annexed into the City limits;
11. Upon submittal of a Preliminary Plat, a utility master plan shall be submitted for review and approval. In particular, the utility master plan shall provide for the extension of utilities through the subject property as well as to adjacent properties;
12. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
13. Upon submittal of the 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 or a Variance to the Subdivision Regulations waiving the requirement to provide a central water system shall be obtained;
14. Prior to submittal of a Final Plat, 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

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- to comply with the length to width requirement;
15. Prior to submittal of a Final Plat, the applicant shall submit proposed street names to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street names; and,
 16. Upon submittal of a 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 an 80 acre parcel into 105 residential lots to be known as Rainbow Ridge Subdivision. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, water and sewer; to waive the requirement to provide sidewalks on both sides of the street; and, to allow lots twice as long as they are wide. The applicant has also submitted a Petition for Annexation request to annex the subject property. In addition, the applicant has submitted two Rezoning requests to change the zoning designation on the west half of the subject property from No Use District to Park Forest District and to change the zoning designation on the east half of the subject property from No Use District to Low. The applicant has also submitted a Comprehensive Plan Amendment to the Long Range Comprehensive Plan to change the land use designation on the east half of the subject property from Park Forest to Low Density Residential with a Planned Residential Development. Lastly, the applicant has submitted a Planned Development Designation for the subject property. (See companion items #04SV009, 04AN001, 04RZ004, 04RZ005, 04CA004 and 04PD009.)

The property is located west of the CHMH Subdivision located along Haines Avenue 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 as part of the Layout Plat approval 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:

Annexation: As previously indicated, the applicant has submitted a petition requesting to annex the subject property. In May, 1983, the City Council approved a resolution requiring all

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properties that are contiguous to Rapid City which are being platted to be annexed into the city limits of Rapid City prior to Preliminary Plat approval. As such, staff is recommending that the property be annexed accordingly.

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 have a length twice the distance of the width. As previously indicated, the applicant has submitted a Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide. Prior to submittal of a Final Plat, the Variance to the Subdivision Regulations must be obtained or the plat must be revised to comply with the length to width requirement.

Off-site Street Improvements: The Layout Plat identifies two street connections to be provided to the subject property from the CHMH Subdivision located directly east of the site. To date, the two streets have not been constructed to the subject property. As such, upon submittal of a Preliminary Plat, the plat document must include the right-of-way for the two streets and the construction plans must include the off-site street improvements or the two streets must be dedicated as right-of-way and constructed as a part of a separate plat action.

Interior Streets: The Layout Plat identifies six interior streets serving as access throughout the development. Upon submittal of a Preliminary Plat application, road construction plans for the interior streets must be submitted for review and approval. In particular, the three cul-de-sac streets must be located in a minimum 49 foot right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. In addition, the construction plans must identify the construction of a permanent turnaround at the end of the cul-de-sacs with a minimum 110 foot diameter right-of-way and a minimum 92 foot diameter paved surface or a Variance to the Subdivision Regulations must be obtained. The balance of the interior streets must 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 or a Variance to the Subdivision Regulations must be obtained.

Sewer: Sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines must be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. If individual on-site wastewater systems are used, then an on-site wastewater plan prepared by a Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems must be submitted for review and approval. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance. In addition, prior to Preliminary Plat approval by the City Council, the applicant must demonstrate that agreements necessary to assure wastewater connection fees for upgrades, improvements or replacement to the sanitary sewer lift station serving this area, are in effect and that the appropriate fees shall be paid.

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Water: Water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. Areas above elevation 3,450 can not be serviced by existing reservoirs in the area. As such, a booster station or reservoir will be necessary to provide water service in the higher elevations of the subject property. (Please note that the improvement will either require a Conditional Use Permit or a SDCL 11-6-19 Review depending upon ownership.) Staff is recommending that the applicant enter into a cost sharing agreement for the City to design and construct the necessary water improvements.

The water main to be located in the section line highway along the east lot line of the subject property must be constructed as a 14 inch diameter water main per the City's Northeast Area Analysis completed in July, 2002. If the developer desires City participation in the cost of the water transmission main, a request for the reimbursement of oversizing costs must be submitted to the City and approved by the City Council. In addition, a soil resistivity testing must be submitted for review and approval. The applicant must also demonstrate that the water system will provide 35 psi residual under peak hour conditions, as well as 40 psi minimum static pressure at building pad. A minimum 20 psi must be provided at the fire hydrants with fire flow under peak day conditions. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance.

Drainage: As part of the Preliminary Plat application, a drainage plan must be submitted for review and approval. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. The plat document must be revised to provide drainage easements as needed. It appears that on-site detention may be needed. Staff is recommending that upon submittal of a Preliminary Plat application, a drainage and grading plan, as well as an erosion and sediment control plan, be submitted for review and approval and the plat document be revised to provide drainage easements as identified.

Fire Protection: 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) or a Variance to the Subdivision Regulations must be obtained waiving the requirement to install a central water system. 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.

Emergency Services Communication Center: The plat document does not identify the proposed street names. Prior to submittal of a Final Plat, the applicant must submit proposed street names to the Emergency Services Communication Center for review and approval. In addition, the plat document must be revised to show the approved street names.

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

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