

STAFF REPORT

March 25, 2004

No. 04PL020 - Preliminary Plat

ITEM 46

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 04PL020 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	N1/2 NW1/4 SW1/4 of Section 22, T2N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract 1 and Tract 2 located in the N1/2 NW1/4 SW1/4 of Section 22, T2N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 15.30 acres
LOCATION	Along North Elk Vale Road
EXISTING ZONING	General Agriculture District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	General Agriculture District (County)
East:	General Agriculture District (County)
West:	General 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 Preliminary Plat be approved with the following stipulations:

1. Prior to Preliminary Plat approval by the City Council, a revised floodplain analysis must be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, a revised grading and drainage plan shall be submitted for review and approval. In particular, the grading and drainage plan shall incorporate the data from the revised floodplain analysis. In addition, the plat shall be revised to show drainage easements as needed;
3. Prior to Preliminary Plat approval by the City Council, 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 the adjacent properties;

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4. Prior to Preliminary Plat approval by the City Council, revised construction plans for Elk Vale Road shall be submitted for review and approval. In particular, the construction plans shall include the installation of curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations shall be obtained;
5. Prior to Preliminary Plat approval by the City Council, the sewer plans shall be revised reducing the size of the sewer taps to the west from 24 inches to eight inches with the exception of the sewer main stubbed to the west located at manhole #11;
6. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the red lined drawings shall be returned to the Engineering Division;
7. Prior to Preliminary Plat approval by the City Council, a revised subdivision cost estimate shall be submitted for review and approval;
8. Prior to Preliminary Plat approval by the City Council, the applicant shall verify that the proposed sewer line extending through USA Tract D does not interfere with the location and/or depth of the existing water line. In addition, a sewer and water easement shall be obtained from Ellsworth Air Force Base;
9. Prior to Preliminary Plat approval by the City Council, the property shall be annexed into the City limits;
10. Prior to any wetland disturbance, a 404 Permit shall be obtained from the Corp of Engineers;
11. All Uniform Fire Code shall be continually met;
12. Upon submittal of the Final Plat, the plat document shall be revised to include right-of way for the off-site water and sewer improvements or H Lots shall be approved;
13. Upon submittal of the Final Plat, the plat title shall be revised to include "Elk Vale Park"; and,
14. Upon submittal 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:

The applicant has submitted a Preliminary Plat to subdivide approximately 119 acres into two parcels, leaving an approximate 113 acre non-transferable balance. The two lots are to be known as Tract 1 and 2 of the Elk Vale Park Subdivision. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, sewer and water along Elk Vale Road as it abuts the subject property. In addition, the applicant has submitted a Petition for Annexation request for the entire 119 acres. The applicant has also submitted several Comprehensive Plan Amendments to the Long Range Land Use Plan as well as several Rezoning requests and Planned Development Designations. (See companion items 04SV014, 04AN002, 04RZ008, 04CA005, 04PD014, 04RZ009, 04CA006, 04PD015, 04RZ010, 04CA007, 04RZ011, 04CA008, 04RZ012, 04CA009 and 04PD016.)

The subject property is located approximately $\frac{3}{4}$ mile north of the City's Visitor Center on the east side of Elk Vale Road and is currently void of any structural development.

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STAFF REVIEW:

Staff has reviewed the Preliminary 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 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.

Floodplain: The subject property is located in the 100 year federally designated floodplain. The applicant has submitted a floodplain analysis; however, staff is recommending that the floodplain analysis be revised as follows:

- Provide labeling of cross-sections on the cross section location map, and provide mapping that includes all cross-sections analyzed.
- Include the Box Elder Creek and the wide floodplain as evidenced by the Federal Emergency Management Agency maps into the analysis. Provide additional maps and details for Box Elder Creek determination.
- Identify the downstream restrictions to establish a starting water surface elevation.
- Include cross sections cut across the entire floodplain, including the effect of the Box Elder main stream over-bank flow on the tributaries within the floodplain. Modeling should extend upstream as necessary to adequately determine the effects of Box Elder over-bank flows on tributary flows.
- Revise floodplain analysis removing any artificial constraints imposed upon the cross-sections.
- Clarify if the impact of stock dams both upstream and downstream of the subject property has been incorporated into the floodplain analysis.

Staff is recommending that the floodplain analysis be revised as identified and submitted for review and approval prior to City Council approval of the Preliminary Plat.

Drainage and Grading Plan: The applicant has submitted a grading and drainage plan. However, a revised floodplain analysis must first be reviewed and approved in order to determine any impacts on the wetlands that exist on the subject property as well as the proposed site grading. As such, staff is recommending that a revised drainage and grading plan be submitted for review and approval incorporating the data from the revised floodplain analysis prior to Preliminary Plat approval by the City Council. In addition, a 404 Permit must be obtained from the Corp of Engineers prior to any wetland disturbance.

Street Improvements: Elk Vale Road is located along the west lot line and is classified as a principal arterial street on the City's Major Street Plan requiring a minimum 100 foot wide right-of-way and a minimum 36 foot wide paved surface with curb, gutter, street light conduit, sidewalk, water and sewer. Currently, Elk Vale Road is located in a 66 foot wide right-of-way and is constructed with an approximate 24 foot wide paved surface. The plat document identifies the dedication of 17 additional feet of right-of-way for Elk Vale Road. Staff is recommending that prior to Preliminary Plat approval by the City Council, construction plans

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be submitted for review and approval as identified or a Variance to the Subdivision Regulations be obtained.

Utilities: The utility plans identify that water and sewer will be extended through the unplatted balance of the applicant's property. As such, right-of-way must be included as a part of this plat document or H Lots approved prior to Final Plat submittal for the off-site improvements.

USA Tract D: A 50 foot wide by 750 foot long parcel of land known as "USA Tract D" separates the two proposed lots. Currently, a water line serving the Ellsworth Air Force Base is located in the tract. Staff is recommending that the applicant verify that the proposed sewer and water lines extending through the tract does not interfere with the location and/or depth of the water line. In addition, a sewer and water easement must be obtained from Ellsworth Air Force Base.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants will be required as per City and Uniform Fire Code or a Variance to the Subdivision Regulations must be obtained. The fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the Uniform Fire Code be continually met.

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