

STAFF REPORT  
April 8, 2004

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**No. 04PL031 - Layout Plat**

**ITEM 20**

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GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for WEB Land Holdings, LLC
REQUEST	<b>No. 04PL031 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	From a point beginning 430.32 feet at a bearing S89°27'02"E from the SW corner of the NW1/4 of the SE 1/4 of Section 11, T1N, R7E, BHM; This is the point of beginning: Thence travel 1390.27 feet at a bearing S89°27'23" East to a point, thence travel 273.91 feet at a bearing S45°09'27" West to a point, thence travel along a 100.11 foot radius concave easterly curve with a chord bearing S04°34'14" East at a distance of 152.68 feet to a point, thence travel 27.01 feet at a bearing S54°22'24" East to a point, thence travel 179.20 feet at a bearing S35°06'11" West to a point; thence travel along a 229.33 foot radius concave southwesterly curve with a chord bearing S65°44'09" West, at a distance of 232.84 feet to a point, thence travel 134.38 feet at a bearing N82°37'26" West to a point, thence travel along a 251.47 foot radius concave Northeasterly curve with a chord bearing N61°51'37" West, at a distance of 178.04 feet to a point, thence travel 82.17 feet at a bearing N36°33'39" West to a point, thence travel along a 379.97 foot radius concave southerly curve with a chord bearing S86°34'59" West at a distance of 638.65 feet to a point; thence travel 490.92 feet at a bearing N07°00'51" East to the point of beginning; said parcel contains approximately 13.06 acres
PARCEL ACREAGE	Approximately 13.06 acres
LOCATION	Along Tower Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Medium Density Residential District w/PRD
South:	Park Forest District
East:	General Commercial District w/PCD
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/12/2004

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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, 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;
2. 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;
3. Upon submittal of a Preliminary Plat application, a drainage plan designed in accordance with the Meade-Hawthorne Drainage Basin Plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary;
4. Upon submittal of a Preliminary Plat application, geotechnical analysis identifying slope stability shall be submitted for review and approval;
5. Upon submittal of a Preliminary Plat application, a utility master plan shall be submitted for review and approval. In particular, the utility master plan shall provide for the extension of City and private utilities through the subject property as well as to adjacent properties;
6. 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;
7. Upon submittal of the Preliminary Plat application, road construction plans for the cul-de-sac street shall be submitted for review and approval. In particular, the road construction plans shall identify the street located within a minimum 49 foot wide right-of-way with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, the cul-de-sac bulb shall be located in a minimum 110 foot wide diameter right-of-way with a minimum 90 foot wide diameter paved surface or a Variance to the Subdivision Regulations shall be obtained;
8. Upon submittal of the Preliminary Plat application, road construction plans for Tower Road shall be submitted for review and approval. In particular, the road construction plans shall identify Tower Road located within a minimum 60 foot wide right-of-way 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 street shall be posted "No Parking";
9. Upon submittal of the Preliminary Plat application, the plat document shall be revised to show a non-access easement along Tower Road and the cul-de-sac street except for the shared approaches as shown on the applicant's site plan;
10. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
11. Prior to submittal of a Final Plat application, the applicant shall submit a proposed street name for the cul-de-sac street to the Emergency Services Communication Center for

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- review and approval. In addition, the plat document shall be revised to show the approved street name; and,
12. 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 create a ten lot townhome development. In addition, the applicant has submitted a Rezoning request to change the zoning designation of the subject property from General Agriculture District to Low Density Residential District II. The applicant has also submitted a Planned Development Designation for the property. Lastly, the applicant has submitted a Comprehensive Plan Amendment to the Long Range Comprehensive Plan to change the land use designation from residential to Low Density Residential II with a Planned Residential Development. (See companion items #04RZ015, 04PD019 and 04CA12.)

The property is located approximately 1,250 feet northeast of the Sandstone Lane/Tower Road intersection on the north side of Tower Road. Currently, the property is 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:

Water: Staff has noted that water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review. In particular, staff has noted that the property is located in the Terracita Water Pressure Zone. Currently, a ten inch water line is located in the Mount Rushmore Road right-of-way north of the subject property. This water line must be extended along Mount Rushmore Road to the subject property. In addition, a ten inch water line must be constructed within the Tower Road right-of-way. Staff is recommending that water plans be submitted for review and approval as identified upon submittal of a Preliminary Plat application or a Variance to the Subdivision Regulations shall be obtained.

The applicant should also be aware that a supplemental water tap fee must be paid prior to issuance of a building permit.

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Sewer: Staff has noted that sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines must be submitted for review. Currently, the closest sewer main is located at the Mount Rushmore Road/Fairmont Boulevard intersection requiring that it be extended to the subject property. Staff is recommending that sewer plans be submitted for review and approval as identified upon submittal of a Preliminary Plat application or a Variance to the Subdivision Regulations shall be obtained.

Drainage/Geotechnical Analysis: Staff is recommending that a drainage plan designed in accordance with the Meade-Hawthorne Drainage Basin Plan be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as necessary.

Staff has noted that slope stability is a concern along Tower Road. As such, upon submittal of a Preliminary Plat, geotechnical analysis identifying slope stability must be submitted for review and approval. In addition, the geotechnical analysis must identify adequate building site on the subject property.

Cul-de-sac: The plat document identifies a cul-de-sac street extending north from Tower Road to serve as legal access to the proposed lots. The street is classified as a lane place street requiring a minimum 49 foot wide right-of-way with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, the bulb of the cul-de-sac must be located in a minimum 110 foot wide diameter right-of-way and constructed with a minimum 90 foot wide diameter paved surface or a Variance to the Subdivision Regulations must be obtained.

Tower Road: Tower Road is located along the south lot line of the subject property and is classified as a collector street on the City's Major Street Plan requiring that the street be located in a minimum 60 foot wide 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 must be obtained.

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.

Street Name: The Emergency Services Communication Center has indicated that a street name must be submitted for the cul-de-sac street as shown on the plat document. As such, staff is recommending that prior to submittal of a Final Plat, the applicant must submit a proposed street name to the Emergency Services Communication Center for review and approval. In addition, the plat document must be revised to show the approved street name.

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