

STAFF REPORT
January 6, 2005

No. 04PL184 - Layout Plat

ITEM 5

GENERAL INFORMATION:

PETITIONER	Centerline for Lazy P-6 Land Co. Inc.
REQUEST	No. 04PL184 - Layout Plat
EXISTING LEGAL DESCRIPTION	N1/2, NW1/4, NW1/4, Government Lot 1, Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 53 all located in N1/2, NW1/4, NW1/4, Government Lot 1, Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20.00 acres
LOCATION	east of Parkview Dr and north of Catron Boulevard
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	General Agricultural District
South:	Medium Density Residential District
East:	General Agricultural District
West:	General Agricultural District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/10/2004
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat, a grading plan and geotechnical information shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat, a field topographic survey shall be submitted for review and approval;
3. Upon submittal of a Preliminary Plat, a drainage plan shall be submitted for review and approval. In particular, any off-site interim detention improvements to be located on the balance of the applicant's property as shown on the Master Plan shall be identified. In addition, the plat shall be revised to show drainage easements as needed;
4. Upon submittal of a Preliminary Plat, 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. If an interim lift station, shown to be located directly

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- south of the subject property, is to serve the property then a utility easement shall be secured for the Lift Station and subsequent sewer line(s). In addition, the Lift Station shall be designed for future gravity flow into the Elm Street Sanitary Sewer and the Lift Station shall be eliminated at the time of construction of the Sanitary Sewer within the Elm Street right-of-way. The sewer construction plans shall also show the sanitary sewer for Elm Avenue in the Elm Avenue right-of-way;
5. Upon submittal of a Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval. In particular, the water plans shall show the extension of the Palo Verde Water Zone to serve the subject property;
 6. Upon submittal of the Preliminary Plat, the plat document shall be revised to show the dedication of the west half of the right-of-way for Parkview Drive located on the adjacent property(s) or the west half of the right-of-way shall be dedicated as a part of a separate platting proposal or a Variance to the Subdivision Regulations shall be obtained to allow platting half of a right-of-way. In addition, the plat document shall be revised to show the dedication of five additional feet of right-of-way for Parkview Drive as it abuts the subject property or a Variance to the Subdivision Regulations shall be obtained;
 7. Upon submittal of the Preliminary Plat, the plat document shall be revised to include the eastern 98 feet of the parcel or a Variance to the Subdivision Regulations shall be obtained to allow the property to be subdivided in a manner which omits part of the original tract to avoid street, drainage or other required infrastructure improvements;
 8. Upon submittal of the Preliminary Plat, the plat document shall be revised to show the dedication of the east half of the right-of-way for Elm Avenue located on an adjacent property(s) or the east half of the right-of-way shall be dedicated as a part of a separate platting proposal. Either way, the entire right-of-way for Elm Avenue shall be dedicated at the same time or a Variance to the Subdivision Regulations shall be obtained to allow platting half a right-of-way;
 9. Upon submittal of the Preliminary Plat, road construction plans shall be submitted for review and approval for Elm Avenue showing the street located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 10. Upon submittal of the Preliminary Plat, road construction plans shall be submitted for review and approval for Topaz Lane showing the street 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. If the applicant is proposing to construct a minimum 28 foot wide paved surface within a 49 foot wide right-of-way then the plans shall demonstrate that the additional paved surface does not interfere with the balance of the improvements within the right-of-way and an Exception to the Street Design Criteria Manual shall be obtained;
 11. Upon submittal of the Preliminary Plat, road construction plans shall be submitted for review and approval for Sandra Lane and Sapphire Lane showing the streets 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. If the applicant is proposing to construct a minimum 31 foot wide paved surface within a 52 foot wide right-of-way then the plans shall demonstrate that the additional paved surface does not interfere with the balance of the improvements within the right-of-way and an Exception to the Street Design Criteria Manual shall be obtained;

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12. Upon submittal of a Preliminary Plat, road construction plans for the section line highways located along the north lot line shall be submitted for review and approval. In particular, the road construction plans shall show the section line highway 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 or the section line highway shall be vacated. The adjacent property owner(s) shall sign the petition to vacate the section line highway or a Variance to the Subdivision Regulations shall be obtained to allow half a right-of-way;
13. Upon submittal of the Preliminary Plat, 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;
14. Prior to Preliminary Plat approval by the City Council, the applicant shall bring forward a request to the City Council to determine the entity responsible for construction and operation of the proposed sanitary sewer lift station if the station is needed to serve the subject property;
15. Prior to submittal of a Final Plat application, 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;
16. Upon submittal of the Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
17. 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 the subject property into 53 residential lots leaving an unplatted balance. In addition, the applicant has submitted a SDCL 11-6-19 Review to allow for the construction of Parkview Drive and public utilities in a section line highway located west of the subject property. (See companion item #04SR069.)

The subject property is located at the southern terminus of Parkview Drive on the east side of Parkview Drive and is currently void of any structural development.

On July 21, 2003, the City Council approved a Layout Plat to develop the subject property as a multi-family site. In addition, the City Council granted an Exception to allow 72 dwelling units in lieu of 40 dwelling units with one point of access as per the Street Design Criteria Manual.

On March 3, 2003, the City Council approved a Layout Plat to create 23 commercial lots on property located south of the subject property also owned by the applicant. In addition, the City approved a Master Plan on an additional forty acres located directly north of the Layout Plat that included the subject property.

On December 2, 2002 the City Council denied without prejudice Layout Plat #02PL052 to subdivide a portion of the unplatted balance into twenty commercial lots.

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

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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 that is 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 City Code or the Street Design Criteria Manual 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 subject property is currently zoned Low Density Residential District II requiring a minimum lot size of 6,500 square feet for a single family residential lot and 4,000 square feet for a townhome lot. A note on the Layout Plat identifies that the property will be developed with a mix of single family and townhome lots. The Layout Plat identifies the lots ranging in size from approximately 9,000 square feet to 20,000 square feet. Several of the lots could be subdivided into townhome lots and still meet the minimum lot size requirement. However, the applicant should be aware that no more than 72 dwelling units may be allowed as per the previously referenced approved Exception to the Street Design Criteria Manual unless another Exception is obtained.

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 three 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.

Drainage: A drainage plan must be submitted for review and approval. In particular, any off-site interim detention improvements to be located on the balance of the applicant's property as shown on the Master Plan must be identified. Staff is recommending that upon submittal of a Preliminary Plat, a drainage plan be submitted for review and approval as identified and that the plat document identify drainage easements as needed.

Water and Sewer: Water and sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer and water mains and service lines must be submitted for review and approval. In particular, the water plans must show the extension of the Palo Verde Water Zone to serve the subject property.

The Layout Plat identifies the development of an interim Lift Station to be located on property north of the subject property along Elm Street. If the Lift Station is to serve the subject property then a utility easement must be secured to allow the Lift Station to serve the subject property. In addition, the Lift Station must be designed for future gravity flow into the Elm Street Sanitary Sewer and the Lift Station eliminated at the time of construction of Elm Street. Staff is recommending that the water and sewer plans be submitted for review and approval upon submittal of the Preliminary Plat.

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A note on the Layout Plat reads: "City provide lift station if sewer north in Elm Avenue not possible". Approval of this Layout Plat does not indicate approval of the City providing the lift station as noted on the plat. Staff is recommending that prior to Preliminary Plat approval by the City Council, the applicant must bring forward a request to the City Council to determine the entity responsible for construction and operation of the proposed sanitary sewer lift station if the station is needed to serve the subject property.

Fire Department: The Fire Department 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 the construction plans be submitted for review and approval as identified upon Preliminary Plat submittal.

Parkview Drive: Parkview Drive is located along the west lot line of the subject property and is classified as a collector street on the City's Major Street Plan. A collector street must be located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. As previously indicated, the applicant has also submitted a SDCL 11-6-19 Review to construct Parkview Drive to the collector street design standard as it abuts the subject property.

The Layout Plat identifies that the west half of the Parkview Drive right-of-way is located on an adjacent property. Staff is recommending that upon submittal of the Preliminary Plat, the plat document be revised to show the dedication of the west half of the right-of-way or the west half of the right-of-way must be dedicated as a part of a separate platting proposal. Either way, the entire right-of-way for Parkview Drive must be dedicated at the same time or a Variance to the Subdivision Regulations must be obtained to allow platting half a right-of-way. In addition, the plat document must be revised to show the dedication of five additional feet of right-of-way for Parkview Drive as it abuts the subject property or a Variance to the Subdivision Regulations must be obtained.

Sandra Lane and Sapphire Lane: Sandra Lane and Sapphire Lane are shown as subcollector streets on the Layout Plat requiring that the streets 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. The Layout Plat has noted that the two streets will be located in a 52 foot right-of-way and constructed with a minimum 31 foot wide paved surface. Staff is recommending that upon submittal of the Preliminary Plat, road construction plans be submitted for review and approval for Sandra Lane and Sapphire Lane showing the streets 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. If the applicant is proposing to construct a minimum 31 foot wide paved surface within a 52 foot wide right-of-way then the plans must demonstrate that the additional paved surface does not interfere with the balance of the improvements within the right-of-way and an Exception to the Street Design Criteria Manual must be obtained. In particular, the applicant must demonstrate that there is sufficient area for the installation of utilities and sidewalks within the right-of-way.

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Topaz Lane: Topaz Lane is shown as a lane place street on the Layout Plat requiring that the street 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. The Layout Plat has noted that the street will be located in a 49 foot right-of-way and constructed with a minimum 28 foot wide paved surface. Staff is recommending that upon submittal of the Preliminary Plat, road construction plans be submitted for review and approval for Topaz Lane showing the street 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. If the applicant is proposing to construct a minimum 28 foot wide paved surface within a 49 foot wide right-of-way then the plans must demonstrate that the additional paved surface does not interfere with the balance of the improvements within the right-of-way and an Exception to the Street Design Criteria Manual must be obtained. In particular, the applicant must demonstrate that there is sufficient area for the installation of utilities and sidewalks within the right-of-way.

Chapter 16.12.040: The Subdivision Regulations states that ..."unusable reserve strips controlling access to streets shall be prohibited. Land shall not be subdivided in a manner which omits part of the original tract to avoid street, drainage or other required infrastructure improvements". The Layout Plat shows an unplatted 98 foot wide strip of land between the proposed platted lots and the east lot line of the original parcel. The Major Street Plan identifies Elm Avenue, a minor arterial street, to be constructed along the east lot line of the original parcel, 98 feet east of the last proposed lot. Staff is recommending that upon submittal of the Preliminary Plat, the plat document be revised to include the eastern 98 feet of the parcel or a Variance to the Subdivision Regulations must be obtained to allow the property to be subdivided in a manner which omits part of the original tract to avoid street, drainage or other required infrastructure improvements as per Chapter 16.12.040 of the Subdivision Regulations.

Elm Avenue: Elm Avenue is located along the east lot line of the original parcel and, as noted above, is classified as a minor arterial street on the City's Major Street Plan. As such, staff is recommending that upon submittal of a Preliminary Plat, road construction plans be submitted for review and approval for Elm Avenue showing the street located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

The Layout Plat also identifies the east half of the Elm Avenue is located on an adjacent property. As such, staff is recommending that upon submittal of a Preliminary Plat, the plat document be revised to show the dedication of the east half of the right-of-way for Elm Avenue located on an adjacent property(s) or the east half of the right-of-way must be dedicated as a part of a separate platting proposal. Either way, the entire right-of-way for Elm Avenue must be dedicated at the same time or a Variance to the Subdivision Regulations must be obtained to allow platting half a right-of-way.

Section Line Highway: A section line highway is located along the north lot line of the subject property. The north half of the section line highway is located on adjacent property under different ownership from the subject property. The Subdivision Regulations state that

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“...where there exists a dedicated or platted half-street adjacent to the tract to be subdivided, the other half shall be platted. No new half-streets shall be permitted”. As such, the adjacent property owners must participate in the platting of the east half and the south half of the section line highways or a Variance to the Subdivision Regulations must be obtained to allow platting half of a right-of-way. In addition, upon submittal of a Preliminary Plat application, road construction plans for the section line highway must be submitted for review and approval. In particular, the road construction plans must show the section line highway 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. The applicant also has the option of vacating the section line highway; however, the adjacent property owner(s) must sign the vacation petitions. Staff is recommending that the section line highway issue be addressed upon submittal of a Preliminary Plat application.

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