

STAFF REPORT
March 24, 2005

No. 05PL035 - Layout Plat

ITEM 12

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting for Doeck LLC
REQUEST	No. 05PL035 - Layout Plat
EXISTING LEGAL DESCRIPTION	NE1/4 SE1/4, Section 13, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 40 Acres
LOCATION	West of West Nike Road and north of Viking Drive
EXISTING ZONING	General Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	General Agriculture District (Pennington County)
East:	General Agriculture District (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	None
DATE OF APPLICATION	2/24/2005
REVIEWED BY	Todd Tucker / Bob Dominicak

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, the property shall be annexed into the City limits of Rapid City;
2. Prior to Preliminary Plat approval by the City Council, the section line highway shall be constructed to City Street Design Standards or a Variance to the Subdivision Regulations shall be obtained to waive the street improvements or the section line highway shall be vacated. The adjacent property owner shall participate in the platting of the section line highway or a Variance to the Subdivision Regulations shall be obtained to allow half a right-of-way. In particular, the road shall be located in a minimum 66 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 shall be obtained;
3. Upon submittal of the Preliminary Plat application, a pavement design with supporting geotechnical information shall be submitted for review and approval;
4. Upon submittal of a Preliminary Plat, the proposed rights-of-way must be shown with the proper pavement widths with curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations must be obtained;

STAFF REPORT
March 24, 2005

No. 05PL035 - Layout Plat

ITEM 12

5. Upon submittal of a Preliminary Plat the applicant shall revise the street widths on the plat to accommodate on-street parking or provide a minimum of one stall per dwelling within 300 feet of each residence as per the Street Design Criteria Manual;
6. "No Parking" and other appropriate signs shall be installed if the street widths are not adjusted to allow for on-street parking;
7. Upon submittal of a Preliminary Plat, the applicant shall show that Cobalt Drive and West Nike Road connect providing the required second point of access and the existing extension of West Nike Road to the east be revised to "T" into Cobalt Drive;
8. Upon submittal of a Preliminary Plat, the applicant shall identify all existing and proposed street names for all streets provided within the subdivision, for review and approval;
9. Upon submittal of the 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;
10. Upon submittal of the Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains and lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
11. Upon submittal of the Preliminary Plat application, a drainage plan per the Rapid City Drainage Criteria Manual shall be submitted for review and approval. The plan shall demonstrate that post-development storm water discharges shall not exceed pre-development flow rates or on-site detention shall be provided for review and approval. The plan shall also identify all floodplain areas and any development in these areas shall comply with Chapter 15.32 and 16.12.210.C of the Rapid City Municipal Code;
12. Upon submittal of the Preliminary Plat application, a topographical drawing of the property and grading plan including existing and proposed grades and sediment and erosion control plans for all improved areas, shall be submitted for review and approval;
13. Upon submittal of the Preliminary Plat application, all Uniform Fire Codes shall be continually met;
14. 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;
15. Upon submittal of the Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
16. Upon submittal of a 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 Layout Plat to subdivide approximately 40 acres into 153 residential lots. The proposed development will be constructed in three phases. Phase I will have 76 lots, Phase II will have 50 lots and Phase III will have 27 lots. The subject property is located northeast of the Rapid City limits off Haines Avenue near the Mallridge and Northbrook Village Subdivisions located northwest of the intersection of West Nike Road and Viking Drive. Currently there are no structures on the property.

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

STAFF REPORT
March 24, 2005

No. 05PL035 - Layout Plat

ITEM 12

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 approved 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: The subject property is located adjacent to the City limits of the City of Rapid City. As such the property must be annexed into the City limits. Staff is recommending that prior to Preliminary Plat approval by the City Council, the property shall be annexed into the City limits of Rapid City.

Section Line Highway: An unimproved section line highway is located along the east lot line of the subject property. The section line highway must be constructed as per the City Street Design Criteria Manual 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. The applicant also has the option of vacating the section line highway; however, the east half of the section line highway is located on an adjacent property under different ownership than the subject property. As such, the adjacent property owner must participate in the platting of the east half of the section line right-of-way or a Variance to the Subdivision Regulations to allow platting half a right-of-way must be obtained. The Pennington County Board of Commissioners must review and approve a request to open that portion of the section line highway located outside of the City limits prior to Preliminary Plat approval. In addition, a construction permit must be obtained from Pennington County prior to the start of any construction of that portion of the road located outside of the City limits. Staff is recommending that the section line highway issue be addressed as identified prior to Preliminary Plat approval by the City Council.

Road Plans: Staff noted that road construction plans as per the City Street Design Criteria Manual must be submitted for review and approval. In particular, the proposed rights-of-way must be shown with the proper pavement widths with curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations must be obtained. Staff noted that the right-of-way widths shown on the Layout Plat indicate that all streets located within the development will not allow for any on-street parking. Staff has concerns that the road network for a development of this size will not support streets without on-street parking. As such, staff is recommending that the applicant revise the street width on the plat to accommodate on-street parking or provide a minimum of one stall per dwelling within 300 feet of each residence as per the Street Design Criteria Manual. Staff is also recommending that "No Parking" and other appropriate signs be installed if the street widths are not adjusted to allow for on-street parking.

40 Unit Rule: The Layout Plat identifies that there will be 76 lots located within Phase I of the proposed development. The Layout Plat also identifies that there will be only one legal

STAFF REPORT
March 24, 2005

No. 05PL035 - Layout Plat

ITEM

access to the proposed subdivision. Three Rivers Drive is shown to extend into the proposed development from the south. Cobalt Drive which is shown bisecting the proposed development from east to west does not exist to the west of the subject property and is shown on the proposed plat to extend to the south along the section line; However, Cobalt Drive is not shown to connect with West Nike Road. Staff recommends that Cobalt Drive and West Nike Road connect providing the required second point of access and the existing extension of West Nike Road to the east be revised to "T" into Cobalt Drive.

Street Names: The Layout Plat shows numerous proposed streets without giving an indication as to what the street names will be. Staff recommends that upon submittal of a Preliminary Plat, the applicant identify all existing and proposed street names for all streets provided within the subdivision, for review and approval.

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. The existing lift station to serve this area is at Viking Drive and Three Rivers Drive. Rapid City Public Works Department is currently pursuing the reconstruction and relocation of the lift station to the east. In addition, the Northeast Area Study calls for this area to have future gravity flow to the lift station. Any development needs to account for gravity sewer to the east, including provisions for transporting flows from adjacent properties to the south, west and north.

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. In particular, the water plans must show service, quantities for domestic and fire flow and looping.

Drainage: As part of the Preliminary Plat application, a drainage plan must be submitted for review and approval. The drainage plan must identify that post-development storm water discharges must not exceed pre-development flow rates or on-site detention must be provided for. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. The property is located within the Box Elder Creek Basin. As such, the applicant must identify all floodplain areas. In addition, any development in these areas shall comply with Chapter 15.32 and 16.12.210.C of the Rapid City Municipal Code. The plat document must also provide for drainage easements as needed.

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