

STAFF REPORT
January 27, 2005

No. 04PL210 - Layout and Preliminary Plat

ITEM 27

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting Inc. for Gordon Howie
REQUEST	No. 04PL210 - Layout and Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of Tract T of Trailwood Village, located in the SE1/4 of the SE1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota, more fully described as follows: Commencing at the southeasterly corner of Lot 3 of Block 22, Trailwood Village, Thence, S00°03'09"W, a distance of 346.91 feet to the northeasterly corner of the boundary, and the Point of Beginning; Thence, first course: S00°05'47"W, a distance of 317.18 feet, to the southeasterly corner of said boundary; Thence, second course: S89°49'52"W, a distance of 227.28 feet, to the southwesterly corner of said boundary; Thence, third course: N00°04'24"W, a distance of 199.81 feet, to the northerly corner of said boundary; Thence, fourth course: N65°25'59"W, a distance of 24.18 feet, to the northwesterly corner of said boundary; Thence, fifth course: N00°04'24"E, a distance of 35.04 feet, to the northerly corner of said boundary; Thence, sixth course: S89°55'36"E, a distance of 40.00 feet, to the northeasterly corner of said boundary; Thence, seventh course: N00°04'24"E, a distance of 73.27 feet, to the northerly corner of said boundary; Thence, eighth course: S89°55'36"E, a distance of 209.43 feet, to the northeasterly corner of said boundary, and the Point of Beginning, said parcel contains 1.460 acres more or less
PARCEL ACREAGE	Approximately 1.460 acres
LOCATION	At the northwest corner of the intersection of Long View Road and Reservoir Road
EXISTING ZONING	Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	Planned Unit Development (Pennington County)
South:	Limited Agriculture District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Planned Unit Development (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District

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DATE OF APPLICATION 12/30/2004

REVIEWED BY Renee Catron-Blair / David L. Johnson

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, road construction plans shall be submitted for review and approval for Reservoir Road and Long View Road. In particular, the road construction plans shall show the street constructed with curb, gutter, sidewalk, street light conduit and additional pavement or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, road construction plans shall be submitted for review and approval for the access and utility easements shown on the plat. In particular, the road construction plans shall show the street constructed with a minimum 49 foot wide right-of-way and a minimum 24 foot wide paved surface with curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations shall be obtained.
3. Prior to Preliminary Plat approval by the Planning Commission, a Master Plan for the unplatted remaining balance to the north of the proposed plat shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the City Council, a drainage plan shall be submitted for review and approval;
5. 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 and shall be submitted for review and approval. In addition, the redlined drawings shall be returned to the Growth Management staff;
6. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
7. Prior to Preliminary Plat approval by the City Council, the applicant shall submit documentation demonstrating the legal entity responsible for providing street maintenance and snow removal on the proposed access easements for review and approval;
8. Upon submittal of a Final Plat application, the plat document shall be revised to show a ten foot wide planting screen easement along Reservoir Road and Long View Road or a Variance to the Subdivision Regulations shall be obtained;
9. Upon submittal of the Final Plat application, the plat document shall be revised to show 17 feet of additional right-of-way being dedicated along Long View Road and access restrictions shall be more clearly identified along Reservoir Road and Long View Road; and,
10. Upon submittal of the 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 and Preliminary Plat to create three lots from a portion of Tract T. The applicant has also submitted a Variance to the Subdivision Regulations to

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waive the requirement to install curb, gutter, sidewalk, street light conduit and additional pavement and to waive the requirement to provide a ten foot wide planting screen easement along Reservoir Road and Long View Road as it abuts the subject property. (See companion item #04SV080.)

The subject property is located on the northwest corner of Reservoir Road and Long View Road and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Layout and Preliminary Plat and has noted the following considerations:

Reservoir Road: Reservoir Road is located along the east lot line and is classified as a principal arterial street requiring that it be located in a minimum 100 foot wide right-of-way. This plat document shows 17 feet of additional right-of-way is being dedicated. The balance of the required right-of-way will be obtained from adjacent property in the future. Currently, Reservoir Road is constructed with a 24 foot wide paved surface with water and sewer improvements installed. Staff recommends prior to Preliminary Plat approval by the City Council, road construction plans shall be submitted for review and approval showing the street constructed with curb, gutter, sidewalk, street light conduit and additional pavement must be provided or a Variance to the Subdivision Regulations must be obtained. In addition, a ten foot wide planting screen easement must be shown on the plat or a Variance to the Subdivision Regulations must be obtained. A permit must be obtained from the Pennington County Highway Department for a sewer crossing at Reservoir Road. The construction for this sewer crossing shall be in accordance with plans approved by the Pennington County Highway Department. A ten foot wide planting screen easement must be identified on the plat or a Variance to the Subdivision Regulations must be obtained.

Long View Road: Long View Road is located along the south lot line and is classified as a minor arterial street requiring that it be located in a minimum 100 foot wide right-of-way. The plat document must be revised to show 17 feet of additional right-of-way being dedicated. The balance of the required right-of-way will be obtained from adjacent property in the future. Long View Road requires a center turn lane to be constructed based on the estimated number of trips per day from Waterfront Drive. Currently, Long View Road is constructed with a 24 foot wide paved surface and water and sewer. Staff recommends that prior to Preliminary Plat approval by the City Council, road construction plans shall be submitted for review and approval showing the street constructed with curb, gutter, sidewalk, street light conduit and additional pavement or a Variance to the Subdivision Regulations must be obtained. A ten foot wide planting screen easement must be identified on the plat or a Variance to the Subdivision Regulations must be obtained.

Access and Utility Easement: The access and utility easement is classified as a lane/place street 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. Currently, the access and utility easements are shown as 51 feet wide on Lot 8 and 33.5 feet wide on Lots 9 and 10. Staff recommends prior to Preliminary Plat approval by the City Council, road construction plans shall be submitted for review and approval showing the street constructed to City Street standards with pavement, curb,

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gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained or the access and utility easements must be removed from the plat document.

Master Plan: In accordance with adopted City Policy, a Master Plan for the unplatted balance of the property located north of this phase of development must be submitted. All lots, road connections, water and sewer must be addressed in the Master Plan. Staff noted that the Master Plan has not been submitted as required pursuant to the adopted City Policy.

Drainage: Prior to Preliminary Plat approval by the City Council, a Drainage Plan must be submitted for review and approval for the area to the west of the proposed plat. In particular, the plans should include an evaluation of the existing pond as well as proposed improvements to be made to the pond area addressing detention flows from Trailwood Village Subdivision Phase 8, 9, 10, 11 and future phases.

Maintenance Agreement – A Road Maintenance and Snow Removal Agreement or other provisions for the streets as required by Section 16.20.040.P of the Rapid City Municipal Code must be submitted for review and approval prior to Preliminary Plat approval by the City Council. This is required to insure street maintenance and snow removal are provided on the proposed access easements.

Construction Plans: Staff recommends revised construction plans showing changes identified on the redlined drawings must be submitted prior to Preliminary Plat approval by the City Council for review and approval. In addition, the redlined drawings must be returned to staff. All construction must be in accordance with an approved set of plans.

Subdivision Improvements: Surety for incomplete subdivision improvements must be posted prior to Final Plat along with Subdivision inspection fees.

Planting Screen Easement: The Subdivision Regulations requires that a 10 foot wide planting screen easement be provided along all arterial streets within a residential development. The Preliminary Plat does not show the required planting screen easement. As such, staff is recommending that prior to submittal of a Final Plat application, the plat document be revised to show a ten foot wide planting screen easement along Reservoir Road and Long View Road along the property lot lines and not in conflict with utility easements or a Variance to the Subdivision Regulations must be obtained.

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