

STAFF REPORT
June 9, 2005

No. 05PL036 - Layout Plat

ITEM 6

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting for Triple Z Real Estate Development
REQUEST	No. 05PL036 - Layout Plat
EXISTING LEGAL DESCRIPTION	A portion of the SE1/4 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 8-12 of Block 8, Lots 5-9 of Block 9, Lots 17-30 of Block 10, Lots 4-18 of Block 11, Lots 1-10 of Block 12, Lots 1-14 of Block 13, Lots 1-8 of Block 14, Lots 1-6 of Block 15, Lots 1-3 of Block 16 and Lots 1-3 of Block 17 all located in Elks Country Estates, Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 30 Acres
LOCATION	At the current southern terminus of Jolly Lane
EXISTING ZONING	Low Density Residential - II District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential - II District (Planned Residential Development) - General Agriculture District
South:	Low Density Residential - II District (Planned Residential Development) - General Agriculture District
East:	General Agriculture District - Limited Agriculture District (Pennington County)
West:	Low Density Residential - II District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/24/2005
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 application, a revised Master Plan shall be submitted for review and approval. In particular, the Master Plan shall be revised to show the minor arterial street located in the southeast corner of the property as per the Major Street Plan and a road connection through the southern portion of the property to the west lot line;**

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2. Upon submittal of a Preliminary Plat application, a Phasing Plan shall be submitted for review and approval;
3. Upon submittal of a Preliminary Plat application, a geotechnical report including pavement design shall be submitted for review and approval;
4. Upon submittal of a Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas shall be submitted for review and approval;
5. Upon submittal of a Preliminary Plat application, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall demonstrate accommodation for the Cyclone Ditch located through the property. In addition, the plat document shall be revised to provide drainage easements as necessary;
6. 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;
7. 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;
8. Upon submittal of a Preliminary Plat application, road construction plans for Forest Oaks Court and Grey Hawk Court shall be submitted for review and approval. In particular, the cul-de-sac streets shall be located in a minimum 49 foot 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. In addition, the construction plans shall identify the construction of a permanent turnaround at the end of the cul-de-sacs with a minimum 110 foot diameter right-of-way and a minimum 92 foot diameter paved surface or a Variance to the Subdivision Regulations shall be obtained;
9. Upon submittal of a Preliminary Plat application, road construction plans for Castle Pines Drive and LaCosta Drive shall be submitted for review and approval. In particular, the streets shall be located in a minimum 49 foot 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;
10. Upon submittal of a Preliminary Plat, road construction plans for Padres Drive, Augusta Drive and Turtle Bay Drive shall be submitted for review and approval. In particular, the road construction plans shall show 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 or a Variance to the Subdivision Regulations shall be obtained;
11. Upon submittal of a Preliminary Plat, road construction plans for Jolly Lane shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 68 foot wide right-of-way and constructed with a minimum 32 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;

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12. Upon submittal of a Preliminary Plat application, road construction plans for the section line highway located along the south line shall be submitted for review and approval. In particular, the road construction plans shall show the section line highway 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 or the section line highways shall be vacated. The adjacent property owner(s) shall sign the petition(s) to vacate the section line highway or a Variance to the Subdivision Regulations shall be obtained to allow half a right-of-way. In addition, the south half of the section line highway shall be vacated by the County Board of Commissioners or annexed into the City limits and, subsequently, vacated by the City Council. A Comprehensive Plan Amendment to the Major Street Plan shall also be obtained relocating the proposed minor arterial street;
13. Upon submittal of a Preliminary Plat, 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 adjacent properties;
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 and approval or a Variance to the Subdivision Regulations waiving the requirement to provide a central water system shall be obtained. In addition, the International Fire Code shall be continually met;
15. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
16. Upon submittal of a Preliminary Plat application, the plat document shall be revised to provide a street connection to the Southeast Connector as a part of Phase One of the development or the right-of-way shall be dedicated as an "H" Lot or on a separate plat document or an Exception to allow 409 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual shall be obtained;
17. Prior to submittal of a Final Plat application, the connector street to the Southeast Connector shall be constructed and the Southeast Connector shall be constructed and operational or an Exception to allow 409 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual shall be obtained;
18. Prior to submittal of a Final Plat application, the plat document shall be revised to show a ten foot wide planting screen easement along the section line highway, a minor arterial street, or a Variance to the Subdivision Regulations shall be obtained;
19. Prior to submittal of a Final Plat application, the plat document shall be revised to provide non-access easements in compliance with the Street Design Criteria Manual;
20. Prior to submittal of a Final Plat application, the applicant shall submit different street names for Forest Oak Court, Grey Hawk Court, Castle Pines Drive and Turtle Bay Drive shall be submitted to the Emergency Services Communication Center for review and approval. In addition, Castle Pines Drive and Grey Hawk Court shall share a single name. Turtle Bay Drive shall also be re-named Ironwood Lane

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as it extends through the subdivision. Staff is recommending that prior to submittal of a Final Plat, different street names be submitted to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street names and revised street names as identified;

21. Prior to submittal of a Final Plat application, the plat document shall be revised re-labeling Lot 1 of Block 12 and submitted to the Register of Deed's Office for review and approval; and,
22. 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:

(Update, May 31, 2005. All revised and/or added text is shown in bold print.) This item was continued at the May 5, 2005 Planning Commission meeting at the applicant's request.

On April 18, 2005, the City Council approved lifting the Study Area. As such, staff is recommending that the Layout Plat be approved with the stipulations as outlined above.

(Update, April 25, 2005. All revised and/or added text is shown in bold print.) This item was continued at the April 7, 2005 Planning Commission meeting since the property was located within a Study Area and an Exception to allow platting within a Study Area had not been obtained. However, on April 18, 2005, the City Council approved lifting the Study Area. As such, staff is recommending that the Layout Plat be approved with the stipulations as outlined above.

(Update, March 30, 2005. All revised and/or added text is shown in bold print.) This item was continued at the March 24, 2005 Planning Commission meeting since the property is located within a Study Area and an Exception to allow platting within a Study Area has not been obtained. On April 4, 2005, the City Council will consider issues related to this. For this reason, staff is recommending that this Layout Plat be continued to the April 21, 2005 Planning Commission meeting. Please note that no other part of this Staff Report has been revised.

The applicant has submitted a Layout Plat to subdivide a 71.58 acre parcel into 84 residential lots leaving an approximate 41 acre unplatted balance. The proposed Layout Plat is to be a part of the Elks Country Estates Subdivision.

The property is located at the southern terminus of Jolly Lane and is currently 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

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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:

Study Area: South Valley Drive previously served as a second access street into the development and the adjacent development known as Plum Creek. However, the street connection was terminated to allow for the construction of the Southeast Connector. As such, on August 2, 2004, the City Council adopted a resolution placing the subject property within a study area. Chapter 16.080.040 of the Subdivision Regulations states that "the City Council may by resolution designate study areas, which because of groundwater, topography, street road or access inadequacies, availability of sewer or water, or drainage problems, require special information, analysis and plan development prior to platting". As a result of the City Council's designation of the Study Area due to access concerns, staff can not recommend approval of this Layout Plat unless City Council authorizes the platting to proceed. The City Council will be discussing this issue on March 21, 2005. For this reason, staff is recommending that the Layout Plat be continued to the April 7, 2005, Planning Commission meeting. **As noted above, on April 18, 2005 the City Council approved lifting the Study Area.**

Special Exception: On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". Currently, Jolly Lane serves as exclusive access to the Elks Country Estates as well as Plum Creek located directly west of the subject property. The proposed Layout Plat will result in a total of 313 lots with one point as access. The plat document would need to show a second street connection to the development or an Exception to allow 313 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual would need to be granted.

On March 21, 2005, the City Council will consider a Layout Plat for Plum Creek to create 96 additional lots. The following chart identifies the number of existing and proposed lots within the two developments:

Number of dwelling units currently existing in Plum Creek and Elks Country Estates	Additional dwelling units proposed in Plum Creek	Additional dwelling units proposed in Elks Country Estates	Total number of proposed and existing dwelling units in Plum Creek and Elks Country Estates
229	96	84	409

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If the Plum Creek Layout Plat is approved without requiring a second point of access, then the applicant must obtain an Exception to allow 409 dwelling units with one point of access in order for this Layout Plat to be approved.

Staff is recommending that upon submittal of a Preliminary Plat, the plat document show a street connection to the Southeast Connector as a part of Phase One of the Development or an Exception to allow 409 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual must be obtained. In addition, staff is recommending that prior to submittal of a Final Plat application, the connector street to the Southeast Connector be constructed and that the Southeast Connector be constructed and operational or an Exception to allow 409 number of dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual be obtained.

The applicant should be aware that the Layout Plat identifies 43 dwelling units located south of the intersection of Augusta Drive and Jolly Lane requiring that an Exception be obtained for this area even if a street connection is provided to Elk Vale Road through the Plum Creek Development.

On May 26, 2005, the Planning Commission recommended approval of the above referenced Exception request. The City Council will consider the Exception request at their June 6, 2005 City Council meeting. As such, staff is recommending that prior to submittal of a Preliminary Plat application, the Exception be obtained as identified or the plat document must be revised to provide a street connection to the Southeast Connector as a part of Phase One of the development or the right-of-way must be dedicated as an "H" Lot or on a separate plat document.

Master Plan: As previously indicated, the Layout Plat proposes to subdivide a 71.58 acre parcel into 84 residential lots leaving an approximate 41 acre unplatted balance. To date, a Master Plan for the unplatted balance has not been submitted for review and approval. As such, staff is recommending prior to Layout Plat approval by the Planning Commission, a Master Plan be submitted as identified for review and approval. **On June 1, 2005, the applicant submitted a Master Plan. Staff is recommending that upon submittal of a Preliminary Plat application, the Master Plan be revised to show the arterial street in the southeast corner of the property as per the Major Street Plan and to provide a street connection through the southern portion of the property to the west lot line.**

Geotechnical Report: A geotechnical report including pavement design must be submitted for review and approval.

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 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. The International Fire Code will need to be continually met.

Section Line Highway: A section line highway is located along the south lot line of the subject property. The south half of the section line highway is located on an adjacent property

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under different ownership from the subject property. The Subdivision Regulations state that "...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 a right-of-way. In addition, the Major Street Plan identifies the section line highway as a minor arterial street. As such, 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 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 applicant also has the option of vacating the section line highway; however, the adjacent property owners must sign the vacation petitions. In addition, the south half of the section line highway is located outside of the City limits requiring that it be vacated by the County Board of Commissioners or annexed into the City and, subsequently, vacated by the City Council. A Comprehensive Plan Amendment to the Major Street Plan must also be obtained relocating the proposed minor arterial street. The section line highway issues must be addressed upon submittal of a Preliminary Plat application.

Jolly Lane: The Layout Plat identifies the extension of Jolly Lane to the section line highway located at the southern terminus of the proposed plat. Jolly Lane is identified on the City's Major Street Plan as a collector street requiring that it be located in a minimum 68 foot wide right-of-way and constructed with a minimum 32 foot wide paved surface, curb, gutter, sidewalk, street light conduit and water. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for Jolly Lane be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Padres Drive/Augusta Drive/Turtle Bay Drive: Padres Drive, Augusta Drive and Turtle Bay Drive are classified as sub-collector streets requiring that they 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, sewer and water. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the three streets be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Castle Pines Drive/LaCosta Drive: Castle Pines Drive and LaCosta Drive are classified as lane place streets requiring that they 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, sewer and water. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the three streets be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Forest Oaks Court/Grey Hawk Court: Forest Oaks Court and Grey Hawk Court are cul-de-sac streets and are classified as lane place streets requiring that they 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, sewer and water. In addition, the permanent turnaround at the end of the cul-de-sacs must have a minimum 110 foot diameter right-of-

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way and a minimum 92 foot diameter paved surface. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the three streets be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

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. Upon submittal of a Preliminary Plat application, the construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Water: Water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval. In addition, the water plans must provide calculations demonstrating that required fire flows are being provided. Upon submittal of a Preliminary Plat application, the construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Drainage: As part of the Preliminary Plat application, a drainage plan must be submitted for review and approval. In particular, the drainage plan must demonstrate accommodation for the Cyclone Ditch located through the subject property. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. Upon submittal of a Preliminary Plat application, a drainage and grading plan, as well as an erosion and sediment control plan, must be submitted for review and approval and the plat document must be revised to provide drainage easements as identified.

Emergency Services Communication Center: The Emergency Services Communication Center has indicated that different street names for Forest Oak Court, Grey Hawk Court, Caste Pines Drive and Turtle Bay Drive must be submitted for review and approval. In addition, due to the proposed street networking, Castle Pines Drive and Grey Hawk Court must share the same name. It should also be noted that Turtle Bay Drive aligns with Ironwood Lane located in Plum Creek and, as such, must also be named Ironwood Lane as it extends through this subdivision. Staff is recommending that prior to submittal of a Final Plat, different street names be submitted to the Emergency Services Communication Center for review and approval. In addition, the plat document must be revised to show the approved street names.

Register of Deed's Office: The Register of Deed's Office has indicated that a Lot 1 of Block 12 already exists within the Elks Country Estates Subdivision. As such, staff is recommending that prior to submittal of a Final Plat application, the plat document be revised accordingly and submitted to the Register of Deed's Office for review and approval.

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