

STAFF REPORT

June 9, 2005

No. 05PL092 - Layout Plat

ITEM 16

GENERAL INFORMATION:

PETITIONER	Kadrmaz, Lee and Jackson for Pine Crest Village
REQUEST	No. 05PL092 - Layout Plat
EXISTING LEGAL DESCRIPTION	A tract of land lying in the SW1/4 of Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, described more particularly as follows: commencing at the southeast corner of Lot 12, Block 6, of the plat of Lots 1 and 2 of Block 5, and Lot 12 of Block 6, Auburn Hills Subdivision; thence from said corner of S00°06'59"W for 100.20 feet to the point of beginning; thence from said point of beginning S86°46'09"E for 310.31 feet; thence S00°11'06"W for 285.66 feet; thence S89°53'47"W for 310.03 feet; thence N00°12'53"E for 303.71 feet to the point of beginning, said tract contains 2.097 acres, and, a tract of land lying in the SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more particularly described as follows: commencing at the southeast corner of Lot 12, Block 6, of the plat of Lots 1 and 2 of Block 5, and Lot 12 of Block 6, Auburn Hills Subdivision which is the point of beginning; thence from said point of beginning S00°06'59"W for 100.20 feet; thence S00°12'53"W for 303.71 feet; thence S00°17'45"W for 263.17 feet; thence S89°57'16"W for 311.95 feet; thence N00°11'03"E for 300.82 feet; thence along a curve to the right with a delta angle of 40°01'24", a radius of 174.00 feet and an arc length of 121.55 feet; thence N 40°12'27"E for 137.94 feet; thence along a curve to the left with a delta angle of 40°01'48", a radius of 226.00 feet and an arc length of 157.90 feet; thence N00°10'4"E for 3.16 feet; thence N89°41'05"E for 130.11 feet to the point of beginning, said tract contains 3.975 acres
PROPOSED LEGAL DESCRIPTION	Lot 2, Block 1, Pine Crest Village Addition located in the SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.757 acres
LOCATION	At the southern end of Chalkstone Drive
EXISTING ZONING	Medium Density Residential (Planned Development Designation)-Medium Density Residential District

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SURROUNDING ZONING

North: Medium Density Residential District (Planned Residential Development) - Medium Density Residential District
South: Medium Density Residential District (Planned Development Designation) - Medium Density Residential District
East: Low Density Residential District
West: Medium Density Residential District (Planned Development District)

PUBLIC UTILITIES City sewer and water

DATE OF APPLICATION 5/13/2005

REVIEWED BY Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, a grading plan and a drainage plan, as well as an erosion and sediment control plan, shall be submitted for review and approval. In particular, the drainage plan shall incorporate the local or regional facilities in order to detain flows to pre-developed flow rates. In addition, the drainage plan shall demonstrate that fill along the north side of the property does not impact detention pond capacities. The plat document shall be revised to provide drainage easements as needed;
2. 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 private and public utilities through the subject property as well as to adjacent properties;
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, sewer utility 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;
5. Upon submittal of a Preliminary Plat application, water utility 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. In particular, a water system model and report of the water distribution system shall be submitted for review and approval demonstrating that adequate flows and pressures are being provided to serve the development;
6. Upon submittal of a Preliminary Plat application, road construction plans for Chalkstone Drive shall be submitted for review and approval. In particular, Chalkstone Drive shall 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 or a Variance to the Subdivision Regulations shall be obtained;

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7. Upon submittal of a Preliminary Plat application, a complete structural site plan showing existing structures, utilities, etc. shall be submitted for review and approval;
8. An Exception is hereby granted to allow 48 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual;
9. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show a non-access easement along Chalkstone Drive except for approved approach location(s);
10. Upon submittal of a Preliminary Plat application, a subdivision cost estimate shall be submitted for review and approval; and,
11. 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 for the subject property to create a 5.757 acre lot leaving a non-transferable balance. In addition, the applicant has submitted an Initial Planned Residential Development to allow twelve four-plexes, a community center and a 13 stall garage to be located on the subject property. The applicant has indicated that the proposed development is to be known as "Pine Crest Village Development". (See companion item #05PD034.)

The subject property is located at the southern terminus of Chalkstone Drive. Currently, a single family residence and accessory structures are located on the non-transferable balance.

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:

Zoning: The western portion of the property is currently zoned Medium Density Residential District with a Planned Residential Development and the eastern portion of the property is zoned Medium Density Residential District. Prior to issuance of a building permit, an Initial and Final Planned Residential Development must be reviewed and approved for that portion of the property located within the planned Development Designation.

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

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(40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". The applicant's site plan identifies Chalkstone Drive serving as exclusive access to the 48 proposed dwelling units. The applicant has also submitted a Master Plan identifying that a second road connection will be provided as a part of Phase Two of the development. In the past, the City Council has granted similar Exception requests when the one point of access was proposed on an interim basis. As such, staff is recommending that the Exception to allow 48 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual.

Drainage: As part of the Preliminary Plat application, a drainage plan must be submitted for review and approval. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. The plat document must be revised to provide drainage easements as needed. Staff is recommending that upon submittal of a Preliminary Plat application, a drainage and grading plan, as well as an erosion and sediment control plan, be submitted for review and approval and the plat document be revised to provide drainage easements as identified.

Geotechnical Report: A geotechnical report including pavement design must be submitted for review and approval. Staff is recommending that a geotechnical report as identified be submitted for review and approval upon submittal of a Preliminary Plat application.

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.

Chalkstone Drive: Chalkstone Drive is located along the west lot line and is classified as a sub-collector street. A sub-collector street must 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 application, road construction plans for Chalkstone Drive be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Utilities: Upon submittal of a Preliminary Plat application, water and sewer utility plans prepared by a Professional Engineer must be submitted for review and approval. In addition, the applicant must demonstrate that adequate domestic and fire water flows are being provided.

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