

STAFF REPORT
October 27, 2005

No. 05PL178 - Layout Plat

ITEM 58

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Triple Z Real Estate Development, LLC
REQUEST	No. 05PL178 - Layout Plat
EXISTING LEGAL DESCRIPTION	Tract 1 of the E1/2, less Elks Country Estates, less Lot H1 and less right-of-way, all located in Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 71.58 acres
LOCATION	Castle Pines Drive - Augusta and East/West Collector Street
EXISTING ZONING	Planned Unit Development
SURROUNDING ZONING	
North:	Planned Unit Development
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/30/2005
REVIEWED BY	Vicki L. Fisher / Michelle Horkey

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, a geotechnical report including pavement design shall be submitted for review and approval;
2. 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;
3. Upon submittal of a Preliminary Plat application, a drainage plan in compliance with the Drainage Criteria Manual shall be submitted for review and approval. In particular, the drainage plan shall demonstrate accommodation for the Cyclone Ditch located through the property. The applicant shall also submit written approval from the Cyclone Ditch owner(s) to use the ditch, if needed. In addition, the drainage plan shall demonstrate that the design flows do not exceed pre-developed flows or on-site detention shall be provided. In addition, the plat document shall be revised to provide drainage easements as necessary;
4. Upon submittal of a Preliminary Plat application, a utility master plan including public and

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- private utilities shall be submitted for review and approval;
5. 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. In addition, the sewer plans shall demonstrate that adequate capacity of the lift station exists for the proposed development. The plat document shall also be revised to provide utility easements as needed;
 6. 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. In addition, the water plans shall demonstrate that adequate fire and domestic flows are being provided. The plat document shall also be revised to provide utility easements as needed;
 7. 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 eastern 1,500 feet of 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. The construction plans shall also show the balance of the section line highway located in 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 or the section line highway 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 platting half a right-of-way. In addition, a Comprehensive Plan Amendment to the Major Street Plan shall be obtained relocating and/or eliminating the proposed minor arterial street;
 8. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show a street connection to the west lot line of the subject property. In particular, the street connection shall be coordinated to align with the previously approved street connection as shown on the Master Plan for the Plum Creek Development;
 9. 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;
 10. 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 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 or a Variance to the Subdivision Regulations shall be obtained;
 11. Upon submittal of a Preliminary Plat application, road construction plans for the cul-de-sac streets 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 if they are to serve not more than 20 lots. If the cul-de-sac street serves more than 20 lots than they 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

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- 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;
12. Upon submittal of a Preliminary Plat application, road construction plans for Castle Pines Drive and Augusta Drive shall be submitted for review and approval. In particular, the streets shall be located in a minimum 52 foot 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;
 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. Upon submittal of a Preliminary Plat application, 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 second street connection to the subject property 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 more than 40 dwelling units with one point of access as per the Street Design Criteria Manual shall be obtained;
 17. Prior to Preliminary Plat approval by the City Council, the south half of the section line highway shall be annexed into the City limits of Rapid City;
 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 that portion of the section line highway located along the south lot line classified as 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 plat title shall be revised to read "Tract 1" in lieu of "Tract 1R";
 21. Prior to submittal of a Final Plat application, the applicant shall submit street names to the Emergency Services Communication Center for review and approval. In addition, Castle Pines Drive and Grey Hawk Court shall share a single name. In addition, the plat document shall be revised to show the approved street names; 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:

The applicant has submitted a Layout Plat to subdivide approximately 71 acres into an unidentified number of single family lots and one multi-family. The Layout Plat identifies that the multi-family lot will be developed as a 96 unit apartment complex. The proposed development is a part of the Elks Country Estates Subdivision.

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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 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:

Section Line Highway: The Layout Plat identifies a section line highway located along the south lot line of the subject property. The Major Street Plan identifies that the eastern 1,500 feet of the section line highway is classified as a minor arterial street. As such, staff is recommending that road construction plans for the section line highway be submitted for review and approval showing the eastern 1,500 feet of 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. The construction plans must also show the balance of the section line highway 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 must be obtained or the section line highway must be vacated. In addition, a Comprehensive Plan Amendment to the Major Street Plan must be obtained relocating and/or eliminating the proposed minor arterial street.

The south half of the section line highway is located outside of the City limits of Rapid City. In May, 1983, the City Council approved a resolution requiring all properties that are contiguous to Rapid City which are being platted to be annexed into the city limits of Rapid City prior to Preliminary Plat approval. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, this area of the section line highway be annexed accordingly.

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 140 foot wide strip of land between the proposed platted lots and the west lot line of the original parcel. Staff is recommending that upon submittal of the Preliminary Plat, the plat document be revised to include the western 140 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

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the Subdivision Regulations.

Street Connection: On June 6, 2005, the City Council approved a Preliminary Plat for Plum Creek Subdivision. In addition, a Master Plan was approved for this area of Plum Creek showing a street connection between Plum Creek Subdivision and Elks Country Estates located approximately 100 feet north of the section line highway located along the south lot line of both properties. This Layout Plat does not show a street connection to the Plum Creek Subdivision. However, the Subdivision Regulations state that "streets shall be extended as far as the boundary lines of the tract to be subdivided in order to ensure normal circulation of traffic within the vicinity". As such, staff is recommending that upon submittal of a Preliminary Plat application, the plat document be revised to show a street connection to the west lot line of the subject property. In particular, the street connection must align with the previously approved street connection as shown on the Master Plan for the Plum Creek Development.

Jolly Lane: The Layout Plat identifies the extension of Jolly Lane through the subject property. Jolly Lane is identified on the City's Major Street Plan as a collector street requiring that it 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 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.

Sub-Collector Streets: The Layout Plat identifies Castle Pines Drive and Augusta Drive as sub-collector streets. As such, the streets 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, road construction plans for the sub-collector streets be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Cul-de-sac Streets: The Layout Plat identifies several cul-de-sac streets serving as access to "single family residences". However, the number of lots along each cul-de-sac street is not shown. As such, staff is recommending that road construction plans for the cul-de-sac streets be submitted for review and approval. In particular, the cul-de-sac streets must 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 if they are to serve not more than 20 lots. If the cul-de-sac street(s) serve more than 20 lots then they 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, water and sewer or a Variance to the Subdivision Regulations must be obtained. In addition, the construction plans must 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 must be obtained. Staff is recommending that road construction plans be submitted for review and approval as identified upon submittal of a Preliminary Plat application.

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". Currently, Jolly Lane serves as exclusive access to the Elks Country Estates as well as Plum Creek located directly north and northwest of the subject property for a total of 313 lots. The proposed Layout Plat does not show the lot layout or identify the number of proposed lot(s). However, the plat document must be revised to provide a second street connection to the development or an Exception to allow more than 40 dwelling units with one point of access as per the Street Design Criteria Manual must be obtained.

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.

The Layout Plat also identifies a sub-collector street located in the section line highway along the east lot line. 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 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 must be obtained. Staff is recommending that the section line highway issues be addressed upon submittal of a Preliminary Plat application.

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. In addition, the sewer plans must demonstrate adequate capacity of the lift station. The plat document must also be revised to provide utility easements as needed.

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 domestic and 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. In addition, the plat document must also be revised to provide utility easements as needed.

Drainage: As part of the Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. In addition, 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. The drainage plan must also demonstrate that the design flows do not

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exceed pre-developed flows or on-site detention must be provided. 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, must be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as necessary.

Emergency Services Communication Center: The Emergency Services Communication Center has indicated that street names must be submitted for review and approval. In addition, the plat document must be revised to show the approved street names.

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