

STAFF REPORT
October 27, 2005

No. 05PL177- Preliminary Plat

ITEM 9

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Triple Z Real Estate Development, LLLP
REQUEST	No. 05PL177 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of Tract 1, E1/2, Section 16, T1N, R8E, BHM, located in the SE1/4, Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 8.674 acres
LOCATION	Adjacent to the north and south sides of the intersection of Jolly Lane and Padre Drive and adjacent to Forest Oaks Court
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential District (Planned Residential Development)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/28/2005
REVIEWED BY	Vicki L. Fisher / Michelle Horkey

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
2. Prior to Preliminary Plat approval by the City Council, geotechnical information for the pavement design shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, the applicant shall submit water calculations demonstrating that adequate fire and domestic flows are being provided. In addition, the applicant shall provide soil corrosivity and resistivity information along with a

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- request to the Public Works Department for approval of joint restraints;
4. Prior to Preliminary Plat approval by the City Council, documentation demonstrating that adequate capacity of the lift station and sanitary sewer main(s) exist for the proposed development;
5. Prior to Preliminary Plat approval by the City Council, the construction plans for Jolly Lane shall be revised to provide a standard curb and gutter in lieu of a roll curb or an Exception to the Street Design Criteria Manual shall be obtained;
6. Prior to Preliminary Plat approval by the City Council, the construction plans shall be revised to show the installation of all required underground electrical facilities in conjunction with new street lights as per Chapter 16.06.085 of the Subdivision Regulations or a Variance to the Subdivision Regulations shall be obtained;
7. Prior to Preliminary Plat approval by the City Council, the grading plan shall be revised and submitted for review and approval addressing the Cyclone Irrigation Ditch. In particular, the grading plan shall demonstrate that grading around the irrigation ditch does not alter the flow of the ditch. The revised grading plan shall also demonstrate that the driveway slopes are within the maximum allowed slope(s) as per the International Fire Code and the Street Design Criteria Manual of 10% and 16%, respectively, or an Exception to the International Fire Code and the Street Design Criteria Manual shall be obtained;
8. Prior to Preliminary Plat approval by the City Council, the applicant shall identify a building envelope on proposed Lot 6. In addition, the applicant shall demonstrate access to the building site across the Cyclone Irrigation Ditch and revise the Preliminary Plat accordingly if needed;
9. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
10. Prior to Preliminary Plat approval by the City Council, drainage information shall be submitted for review and approval. In particular, the drainage plan shall insure that calculations are provided for the sizing of riprap, storm sewer, street flows, etc. in accordance with the Drainage Criteria Manual. If the Cyclone Irrigation Ditch is used for stormwater, it shall meet all requirements of Section 11 of the Drainage Criteria Manual providing drainage calculations and information as needed. The applicant shall also submit written approval from the Cyclone Ditch owner(s) to use the ditch. In addition, the plat document shall be revised to provide drainage easements as needed;
11. An Exception to allow 355 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual is hereby granted with the stipulation that prior to submittal of a Final Plat application, a contract shall be awarded for the construction of a street connection to the Southeast Connector and surety posted for the improvement;
12. Prior to submittal of a Final Plat application, a different street name for Forest Oaks Court shall 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 name; and,
13. 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 Preliminary Plat application to subdivide the subject property

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into 29 residential lots. The applicant has indicated that the proposed subdivision is a part of the Elks Country Estates Subdivision.

The property is located east and west of the intersection of Jolly Lane and Padre Drive. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Forty Unit Rule: 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 Elks Country Estates as well as Plum Creek Subdivision located directly west of the subject property. South Valley Drive previously served as a second access street into the development and Plum Creek. However, the street connection was terminated to allow for the construction of the Southeast Connector. The proposed Preliminary Plat will result in a total of 355 lots with one point of access. As such, the applicant is requesting an Exception to allow Jolly Lane to serve as access to 355 dwelling units on a temporary basis.

On April 4, 2005, the City Council approved a Layout Plat for a second phase of Plum Creek, located west of the subject property. In particular, the Layout Plat was approved with the stipulation that prior to Final Plat application, a contract be awarded for the construction of a street connection to the Southeast Connector and surety posted for the improvement. In addition, on April 18, 2005, the City Council lifted the previously designated Study Area which included the subject property. In addition, the City Council has subsequently approved an Exception to allow four additional lots within Plum Creek with one point of access. The City Council also noted that any additional platting will require that the road connection issue be addressed as identified above. As such, staff is recommending that the Exception to allow 355 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual be granted contingent upon a contract being awarded for the construction of a street connection to the Southeast Connector and surety posted for the improvement prior to submittal of a Final Plat application.

Grading: The Preliminary Plat identifies that the Cyclone Ditch Easement is located through a portion of the subject property. As such, staff is recommending that the grading plan be revised and submitted for review and approval addressing the Cyclone Irrigation Ditch. In particular, the grading plan shall demonstrate that grading around the irrigation ditch does not alter the flow of the ditch.

The revised grading plan must also demonstrate that the driveway slopes are within the maximum allowed slope(s) as per the International Fire Code and the Street Design Criteria Manual of 10% and 16%, respectively, or an Exception to the International Fire Code and the Street Design Criteria Manual must be obtained. Staff is recommending that a grading plan be submitted for review and approval as identified prior to Preliminary Plat approval by the City Council.

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Drainage: Staff has noted that drainage information must be submitted for review and approval providing calculations for the sizing of riprap, storm sewer, street flows, etc. in accordance with the Drainage Criteria Manual. If the Cyclone Irrigation Ditch is used for stormwater, it must meet all requirements of Section 11 of the Drainage Criteria Manual providing drainage calculations and information as needed. The applicant must also submit written approval from the Cyclone Ditch owner(s) to use the ditch. Staff is recommending that a drainage plan be submitted for review and approval as identified prior to Preliminary Plat approval by the City Council. In addition, the plat document must be revised to provide drainage easements as needed.

Cyclone Irrigation Ditch: The Preliminary Plat identifies that the Cyclone Irrigation Ditch easement encompasses a large portion of proposed Lot 6 of Block 8. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the applicant identify a building envelope on proposed Lot 6. In addition, the applicant must demonstrate access to the building site across the Cyclone Irrigation Ditch and revise the Preliminary Plat accordingly if needed.

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

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