

STAFF REPORT
May 4, 2006

No. 06PL050 - Preliminary Plat

ITEM 40

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Signature Development
REQUEST	No. 06PL050 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of the E1/2 NW1/4 SE1/4, Section 22, located in the E1/2 NW1/4 SE1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 7 of Block 1; and Lots 1 thru 14 of Block 2 of the Villaggio at Golden Eagle, formerly a portion of the E1/2 NW1/4 SE1/4, Section 22, located in the E1/2 NW1/4 SE1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.015 acres
LOCATION	North and east of the intersection of Catron Boulevard and Golden Eagle Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Park Forest District
South:	General Agriculture District
East:	General Agriculture District - Park Forest District (Planned Development Designation)
West:	General Agriculture District
PUBLIC UTILITIES	City water, dry sewer and private on-site wastewater
DATE OF APPLICATION	4/7/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. An Exception to the Street Design Criteria Manual is hereby granted to allow a 680 foot long cul-de-sac, with no intermediate turnarounds, in lieu of a maximum 500 foot long cul-de-sac with intermediate turnarounds every 600 feet with the stipulation that a Wild Fire Mitigation Plan shall be submitted for review and approval and the plan shall be implemented prior to submittal of a Final Plat application;
2. An Exception to the Street Design Criteria Manual is hereby granted to allow access to Lot 1 and Lots 10 thru 14 of Block 1 from Golden Eagle Drive, the higher order street;

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3. 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;
4. Prior to Preliminary Plat approval by the City Council, a utility distribution plan signed by the appropriate representative(s) showing the location of gas, telephone, electric and cable shall be submitted for review and approval;
5. Prior to Preliminary Plat approval by the City Council, additional drainage information shall be submitted for review and approval. In particular, the drainage information shall include calculations demonstrating that the inlets, storm sewer pipe, size and quantity of riprap and that any discharge from development facilities shall result in net drainage basin run-off not exceeding pre-development flow rates or local detention facilities shall be provided. In addition, the drainage information shall identify that riprap at the outlets of the storm sewers, located to the right of Golden Eagle Drive and Golden Eagle Court, are not required for energy dissipation. The drainage information shall also include the dimensions of the riprap at all locations;
6. Prior to Preliminary Plat approval by the City Council, the water plans shall be revised to provide a ten inch water main along Golden Eagle Drive. In addition, water information shall be submitted for review and approval demonstrating that the proposed eight inch water main is sufficient to provide domestic and fire flows at 20 psi during peak day use conditions. If it is determined that an eight inch water line can serve the proposed development, the applicant shall submit an oversizing cost request to be reviewed and approved by the City Council;
7. Prior to Preliminary Plat approval by the City Council, a Master Plan identifying the extension of dry sewer to City services shall be submitted for review and approval;
8. Prior to Preliminary Plat approval by the City Council, the sewer plans shall be revised to show the extension of a sewer main to the north lot line of the subject property and from the subject property south to Catron Boulevard within Golden Eagle Drive or a Variance to the Subdivision Regulations shall be obtained;
9. Prior to Preliminary Plat approval by the City Council, road construction plans for the 20 foot wide access easement shall be submitted for review and approval. In particular, the construction plans shall show the street located in a minimum 45 foot wide access easement and/or right-of-way and constructed with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations shall be obtained;
10. Prior to Preliminary Plat approval by the City Council, road construction plans for Golden Eagle Drive located along the south lot line of proposed Lot 1, Block 2 shall be submitted for review and approval. In particular, the construction plans shall show the street 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;
11. Prior to Preliminary Plat approval by the City Council, road construction plans for Golden Eagle Drive located south of the subject property extending to Catron Boulevard shall be submitted for review and approval. In particular, the construction plans shall show the street constructed with sewer and a sidewalk on both sides of the street or a Variance to the Subdivision Regulations shall be obtained;
12. Prior to Preliminary Plat approval by the City Council, an easement and/or agreement to allow grading on the property located directly north of the subject property shall be submitted for review and approval;

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13. Prior to Preliminary Plat approval by the City Council, different street names shall be submitted for review and approval to the Emergency Services Communication Center for Golden Eagle Court and that portion of Golden Eagle Drive located on the subject property; or the Golden Eagle Drive intersection must be revised to provide a through street connection into the subject property and a "T" intersection as it extends west. In addition, a different street name shall be shown for that portion of Golden Eagle Drive extending west. The plat document shall also be revised to show the revised intersection and the approved street names;
14. Prior to Preliminary Plat approval by the City Council, a cost estimate for the subdivision improvements shall be submitted for review and approval;
15. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised dedicating the street as right-of-way for that portion of Golden Eagle Drive located north of the subject property or an "H Lot" shall be recorded or an Exception shall be obtained to allow an access easement to serve more than four lots and a miscellaneous document shall be recorded creating the access easement. If the plat document is revised to include the street right-of-way, the street shall be constructed as a part of this subdivision 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, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
16. 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;
17. Prior to submittal of a Final Plat application, the applicant shall enter into an agreement to abandon the on-site wastewater systems in compliance with the South Dakota Department of Environment and Natural Resources requirements and to connect to the City sewer system when it becomes available within 500 feet of the property; and,
18. 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 to subdivide the subject property into 21 residential lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along a 20 foot wide access easement and along Golden Eagle Drive as it abuts the south lot line of Lot 1, Block 2 and to install sewer and sidewalk along both sides of Golden Eagle Drive from the south lot line of the subject property to Catron Boulevard. (See companion item #06SV022.)

On February 6, 2006, the City Council approved a Layout Plat to subdivide the subject property into 20 residential lots. In addition, the City Council denied a Variance to the Subdivision Regulations to waive the requirement to install dry sewer. The City Council also approved a Comprehensive Plan Amendment to the Major Street Plan to relocate a portion of Golden Eagle Drive, a collector street, approximately 200 feet east of its current location. In addition, the City Council approved a Comprehensive Plan Amendment to the U.S. Highway 16 Neighborhood Area Future Land Use Plan to change the designation of the subject property from a Planned Residential Development with a maximum density of 1 dwelling unit per acre to a Planned Residential Development with a maximum density of 2.5 dwelling units per acre.

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The property is located approximately 500 feet north of Catron Boulevard along Golden Eagle Drive. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Zoning: Currently, the property is zoned General Agriculture District. The U.S. Highway 16 Neighborhood Area Future Land Use Plan identifies the appropriate use of the property as a Planned Residential Development with a maximum density of 2.5 dwelling units per acre. Prior to issuance of a building permit, the property must be rezoned to Low Density Residential District with an Initial and Final Planned Residential Development.

Drainage: Additional drainage information must be submitted for review and approval. In particular, the drainage information must include calculations demonstrating that the inlets, storm sewer pipe, size and quantity of riprap and that any discharge from development facilities shall result in net drainage basin run-off not exceeding pre-development flow rates or local detention facilities must be provided. In addition, the drainage information must identify that riprap at the outlets of the storm sewers, located to the right of Golden Eagle Drive and Golden Eagle Court, are not required for energy dissipation. The drainage information must also include the dimensions of the riprap at all locations. Staff is recommending that the additional drainage information be submitted for review and approval prior to Preliminary Plat approval by the City Council.

Sewer: The applicant has submitted construction plans showing the installation of dry sewer within the subdivision. However, the construction plans must be revised to show the extension of a sewer main to the north lot line of the subject property and from the subject property south to Catron Boulevard within Golden Eagle Drive. Staff is recommending that the construction plans be submitted for review and approval as identified prior to City Council approval or a Variance to the Subdivision Regulations must be obtained.

The construction plans currently show a sewer stub out on Golden Eagle Court; however, the plans do not demonstrate any connection to existing and/or proposed City sewer lines, lift stations, etc. In addition, topographic constraints exist west of the subject property that may preclude a sewer connection to the subject property. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a Master Plan identifying the extension of dry sewer to City services must be submitted for review and approval.

The applicant has indicated that individual on-site wastewater systems will be proposed for each lot. Prior to issuance of a building permit, an individual on-site wastewater treatment systems permit must be obtained for each lot. In particular, depth of soil, type of soil, location and capacity of all septic tanks proposed, location and results of percolation test(s) demonstrating that the soils are suitable for on-site wastewater treatment systems and location and length of drainfield pipes must be submitted for review and approval. In addition, the on-site wastewater systems must be designed to facilitate the connection to a central sewer system when it becomes available. Subsequently, staff is recommending that prior to submittal of a Final Plat application, the applicant enter into an agreement to abandon the on-site wastewater systems in compliance with the South Dakota Department

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of Environment and Natural Resources requirements and to connect to the City sewer system when it becomes available within 500 feet of the property.

Water: The applicant has submitted construction plans showing an eight inch water main to be constructed within Golden Eagle Court and Golden Eagle Drive. However, staff is recommending that prior to Preliminary Plat approval by the City Council, the water plans be revised to provide a ten inch water main along Golden Eagle Drive. In addition, water system information must be submitted for review and approval demonstrating that the proposed eight inch water main is sufficient to provide domestic and fire flows at 20 psi during peak day use conditions for the development. If it is determined that an eight inch water line can serve the proposed development, the applicant must submit an oversizing cost request to be reviewed and approved by the City Council in order to recover the cost of the pipe size difference.

Golden Eagle Drive: The Layout Plat identifies Golden Eagle Drive extending from Catron Boulevard through the subject property. Golden Eagle Drive is classified 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, water and sewer for that portion located within the subdivision. In addition, the portion of the street located between the subject property and Catron Boulevard must be located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The applicant has submitted construction plans showing that the street will be constructed as identified with the exception of sewer and sidewalk on both sides of the street for that portion of the street located between the subject property and Catron Boulevard. In particular, the applicant is proposing to construct a sidewalk on the east side of the street only. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for Golden Eagle Drive be submitted for review and approval for that portion of the street located between the subject property and Catron Boulevard as identified or a Variance to the Subdivision Regulations must be obtained.

The Layout Plat also identifies Golden Eagle Drive located along the south lot line of proposed Lot 1, Block 2. To date, construction plans for this section of street have not been submitted for review and approval. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to construct this section of street. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for this section of Golden Eagle Drive be submitted for review and approval. In particular, the construction plans must show the street 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 must be obtained.

As noted above, a Comprehensive Plan Amendment to the Major Street Plan was approved relocating Golden Eagle Drive approximately 200 feet east of its current location. A stipulation of approval required that an alternate street connection be provided from the new location of the street to that portion of Golden Eagle Drive located north and west of the subject property. The applicant has submitted construction plans showing the street located north of the subject property to be constructed with a 20 foot wide graveled surface a distance of approximately 460 feet to provide the street connection as identified. In addition,

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a note on the plat states that the street will be located in a 66 foot wide private access and utility easement. However, the street will serve more than four properties and the Street Design Criteria Manual states that an easement may not serve more than four properties. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the plat document be revised dedicating the street as right-of-way for that portion of Golden Eagle Drive located north of the subject property or an "H Lot" must be recorded or an Exception must be obtained to allow an access easement to serve more than four lots and a miscellaneous document must be recorded creating the access easement. If the plat document is revised to include the street right-of-way, the street must be constructed as a part of this subdivision 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, water and sewer or a Variance to the Subdivision Regulations must be obtained.

Golden Eagle Court: Golden Eagle Court is an approximate 680 foot long cul-de-sac street. The Street Design Criteria Manual states that in moderate, high or extreme fire hazard areas, cul-de-sacs shall not exceed 500 feet in length. In addition, intermediate turnarounds must be provided every 600 feet. The Fire Department has indicated that the property is located within a moderate to high fire hazard area. As such, the applicant has requested an Exception to allow a cul-de-sac in excess of 500 feet and to waive the requirement to provide intermediate turnarounds. The Fire Department has indicated that proposed driveways will serve as intermediate turnarounds. As such, staff is recommending that an Exception be granted to the Street Design Criteria Manual to allow a 680 foot long cul-de-sac with no intermediate turnarounds in lieu of a maximum 500 foot long cul-de-sac with intermediate turnarounds every 600 feet with the stipulation that a Wild Fire Mitigation Plan be submitted for review and approval and that the plan be implemented prior to submittal of a Final Plat application.

Access Easement: The Layout Plat identifies a 20 foot wide access easement located across the northern portion of proposed Lot 7. The easement will provide access to a residence located on an unplatted parcel directly west of the subject property. The access easement is classified as a lane place street requiring that the street be located in a minimum 45 foot right-of-way and constructed with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Exception: The applicant has submitted an Exception request to allow access to Lot 1 and Lots 10 thru 14 from Golden Eagle Drive, the higher order street, in lieu of Golden Eagle Court. The Street Design Criteria Manual states that access shall be taken from the lesser order street, or in this case, Golden Eagle Court. Staff has noted that topographic constraints exist along Golden Eagle Court limiting access to these lots from this street. As such, staff is recommending that the Exception be granted as requested.

Fire Department: The Fire Department staff 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

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building construction. The Fire Department staff 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.

Street Names: The Preliminary Plat identifies Golden Eagle Drive extending through the subject property and intersecting with Golden Eagle Drive that runs east and west along the south lot line of the subject property. Allowing all three legs of the intersection to have the same name will lead to confusion once the adjacent properties develop. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a different street name must be submitted for review and approval to the Emergency Services Communication Center for that portion of Golden Eagle Drive located on the subject property; or the Golden Eagle Drive intersection must be revised to provide a through street connection into the subject property and a "T" intersection as it extends west. In addition, a different street name must be shown for that portion of Golden Eagle Drive extending west. The Emergency Services Communication Center has indicated that a different street name must also be submitted for review and approval for Golden Eagle Court. Staff is recommending that prior to submittal of a Final Plat application, the street names be submitted for review and approval as identified. In addition, the plat document must be revised to show revised intersection and 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.