

STAFF REPORT
September 21, 2006

No. 06PL143 - Layout Plat

ITEM 38

GENERAL INFORMATION:

PETITIONER	EnVision Design, Inc. for Plum Creek Development, LLC
REQUEST	No. 06PL143 - Layout Plat
EXISTING LEGAL DESCRIPTION	A portion of the unplatted balance of the SW1/4, Section 16, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 36.2 acres
LOCATION	South of Fieldstone Drive and Willowbend Road
EXISTING ZONING	Low Density Residential II District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential II District (Planned Residential Development)
South:	Low Density Residential II District (Planned Residential Development)
East:	Low Density Residential II District (Planned Residential Development)
West:	Low Density Residential II District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/25/2006
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, the plat document shall be revised to include a street connection to Elk Vale Road as a part of this phase of the development or an Exception to allow 432 dwelling units in lieu of 40 dwelling units with one point of access as per the Street Design Criteria Manual shall be obtained. In addition, construction plans shall be submitted showing the street 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 a Comprehensive Plan Amendment to the Major Street Plan shall be obtained;
2. Upon submittal of a Preliminary Plat application, a geotechnical report including pavement design and soil resistivity test results shall be submitted for review and approval;

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3. 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;
4. Upon submittal of a Preliminary Plat application, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall show the design of drainage swales, ditches and storm sewers sized in compliance with the Drainage Criteria Manual. In addition, the drainage plan shall identify if the existing detention pond will be utilized to detain drainage flows from this phase of the development and, if so, a letter or report stating how the proposed development is in substantial compliance with the original detention pond report shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary. In particular, a Major Drainage Easement shall be dedicated for the detention pond located along the north lot line of the subject property;
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 sewer capacity exists and/or is being provided for the proposed development. The plat document shall 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 provide utility easements as needed;
7. Upon submittal of a Preliminary Plat application, road construction plans for Fieldstone Drive, Lacebark Lane, Wild Rose Drive, Windflower Lane and Willowbrook Drive shall be submitted for review and approval. In particular, the streets 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;
8. Upon submittal of a Preliminary Plat application, road construction plans for the unnamed street located along the south lot line of Lot 1, Block 7 shall be submitted for review and approval. In particular, the unnamed street shall 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, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
9. 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 utilities through the subject property as well as to adjacent properties;
10. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show non-access easements in compliance with the Street Design Criteria Manual;
11. Prior to submittal of a Preliminary Plat application, the plat document shall be revised to provide a minimum lot width of 50 feet in lieu of 45 feet for Lot 5, Block 5 or a Variance to the Zoning Ordinance shall be obtained;
12. Upon submittal of a Preliminary Plat application, a cost estimate for the subdivision improvements shall be submitted for review and approval;
13. Prior to submittal of a Preliminary Plat application, the Master Plan shall be revised to show the relocation of the collector street extending south from Willowbrook Drive and the relocation of a portion of the arterial street extending north from the section line

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- highway to Elk Vale Road as per the Major Street Plan or a Comprehensive Plan Amendment to the Major Street Plan shall be obtained. In addition, the Master Plan shall be revised to show a minimum 200 foot separation between Willowbrook Drive and the unnamed lane place street extending south from Windflower Lane or an Exception to the Street Design Criteria Manual shall be obtained to reduce the separation between street intersections from 200 feet to 120 feet;
14. Prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow a lot twice as long as it is wide or the plat document shall be revised to comply with the length to width requirement;
 15. Prior to Preliminary Plat approval by the City Council, an Approach Permit from the South Dakota Department of Transportation shall be obtained for the street connection to Elk Vale Road;
 16. The International Fire Code shall be continually met;
 17. Prior to submittal of a Final Plat application, a different street name for Wild Rose Lane and Willowbrook Drive shall be submitted to the Emergency Services Communication Center for review and approval. In addition, a street name shall be proposed for the unnamed lane place street extending south from Windflower Lane. The plat document shall also be revised to show the approved street names;
 18. Prior to submittal of a Final Plat application, the plat title shall be revised to read Lots 1 thru 8 of Block 8 in lieu of Lots 1 thru 9 of Block 8;
 19. Prior to submittal of a Preliminary Plat application, the plat document shall be revised to show the KANEB gas pipeline easement located along the east lot line; and,
 20. 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 36.2 acres into 107 residential lots, leaving a non-transferable unplatted balance. The proposed development is to be known as Plum Creek Subdivision, Phase II.

On March 15, 1999, the City Council approved a Layout Plat to subdivide approximately 80 acres into a residential development to be known as "Plum Creek Subdivision". On March 6, 2000, the City Council approved a revised Layout Plat to reconfigure the Plum Creek Subdivision with stipulations.

On March 6, 2000, the City Council approved an Annexation Petition to annex approximately 80 acres into the City limits of Rapid City, which included the subject property.

On July 10, 2000, the City Council approved a Preliminary Plat to create 35 lots as Phase I of the Plum Creek Subdivision. On July 2, 2001, the City Council approved a Final Plat for four lots within Phase One. In addition, the Final Plat document included a 40 foot wide temporary Ingress Egress Easement to allow for the construction of a 24 foot wide paved temporary secondary access connecting Willowbend Drive with South Valley Drive. On January 21, 2002, the City Council approved a Final Plat for the balance of Plum Creek Subdivision, Phase I.

On September 3, 2002, the City Council approved a Preliminary Plat to create 31 residential

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lots as Phase II of the Plum Creek Subdivision. However, Council Ordinance states that a Layout Plat and/or a Preliminary Plat expire two years from the date of approval by the City Council. As such, the Preliminary Plat and the previously approved Layout Plat(s) have expired.

On August 22, 2002, the Planning Commission approved an Initial and Final Planned Residential Development Plan to allow a mix of single family and townhome development on the 31 lots shown on the associated Preliminary Plat. Chapter 17.50.060 states that a Final Development Plan approval shall expire two years from the date upon which it becomes effective if no work has commenced. It does not appear that any work has commenced and, as such, the Initial and Final Planned Residential Development Plan has expired. In addition, the proposed Layout Plat shows that the alignment of Fieldstone Drive and Wild Rose Drive as well as the adjacent lot configurations are different than the site plan approved as a part of the Initial and Final Planned Residential Development Plan. As such, a new Initial and Final Planned Residential Development Plan must be approved aligning the streets and lots in compliance with the proposed Layout Plat prior to issuance of any building permits.

On April 14, 2005, the City Council approved a Layout Plat to create 92 residential lots and four commercial lots as Phase II of the Plum Creek Subdivision. This Layout Plat shows 107 residential lots and does not include the commercial development and/or streets along the southern portion of the property or along the Southeast Connector.

On December 19, 2005, the City Council created Tax Increment District Number 57 which included the subject property. The City Council dissolved the Tax Increment District on February 20, 2006.

The property is located south and west of the intersection of Augusta Drive and Willowbend Road 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:

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

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forty (40) dwelling units are exclusively accessed from a street". Currently, Jolly Lane serves as exclusive access to the Plum Creek Subdivision as well as Elks Country Estates located directly east of the subject property. South Valley Drive previously served as a second access street into the development. However, the street connection was terminated to allow for the construction of Elk Vale Road pursuant to a financial settlement between the South Dakota Department of Transportation and the land owner at that time.

The South Dakota Department of Transportation has allowed a temporary access connection onto Elk Vale Road at the location of the recorded temporary 40 foot wide Ingress Egress Easement. However, the approach onto Elk Vale Road is limited to a right-in/right-out movement. In addition, the terms of the temporary access connection require that the approach be removed in February, 2007. As such, the street connection does not provide a second point of access to the subject as required by the Street Design Criteria Manual. With the removal of the temporary secondary access, Jolly Lane will serve as exclusive access to 325 lots. The proposed Layout Plat will result in a total of 432 lots with one point of access. As such, staff is recommending that upon submittal of a Preliminary Plat, the plat document show a street connection to Elk Vale Road as a part of the first phase of the development or an Exception to allow 432 number of 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, construction plans must be submitted showing the street located and constructed as per the approved Major Street Plan. In particular, the street must be 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 or a Comprehensive Plan Amendment to the Major Street Plan must be obtained. Staff is also recommending that prior to Preliminary Plat approval by the City Council, an Approach Permit from the South Dakota Department of Transportation be obtained for the street connection to Elk Vale Road.

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. In addition, the sewer plans must demonstrate that adequate sewer capacity exists and/or is being provided for the proposed development. In particular, the applicant must submit calculations and an analysis demonstrating that the existing Elks Club lift station has capacity to serve the proposed development or additional capacity must be provided. Staff is recommending that upon submittal of a Preliminary Plat application, the construction plans 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 and domestic flows are being provided. Staff is recommending that upon submittal of a Preliminary Plat application, the construction plans 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 show the design of drainage swales, ditches and storm sewers sized in compliance with the Drainage Criteria Manual. In

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addition, the drainage plan must identify if the existing detention pond will be utilized to detain drainage flows from this phase of the development and, if so, a letter or report stating how the proposed development is in substantial compliance with the original detention pond report shall be submitted for review and approval.

It does not appear that a drainage easement was recorded for the detention pond located along the north lot line of the subject property when Phase One of the development was platted. As such, a Major Drainage Easement must be dedicated for the detention pond as a part of this Phase of the development. In addition, the plat document must be revised to include additional drainage easements as needed.

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

Sub-Collector Streets: The plat document identifies Fieldstone Drive, Lacebark Lane, Wild Rose Drive, Windflower Lane and Willowbrook Drive as sub-collector streets. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans be submitted for review and approval showing 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 must be obtained.

Lane-Place Street: The plat document identifies an un-named street extending west from Windflower Lane as a lane-place street. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans be submitted for review and approval showing the un-named street located along the south lot line of Lot 1, Block 7. In particular, the road construction plans must show the street 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, water and sewer or a Variance to the Subdivision Regulations must be obtained.

Master Plan: The applicant has submitted a Master Plan for the balance of the property showing the future development of single family lots, multi-family lots and commercial lots. In addition, the Master Plan shows the extension of streets through the development. Staff has noted that the proposed arterial street extending from the section line highway located along the south lot line to Elk Vale Road is not in the same location as shown on the approved Major Street Plan. In particular, the Layout Plat identifies the street extending in an approximate 45 degree angle in lieu of the curved design with a through radius appropriate for arterial street design standards. In addition, the collector street located in the southern portion of the property must be relocated to align with Willowbrook Drive as shown on the approved Major Street Plan. Staff is recommending that prior to submittal of a Preliminary Plat application, the Master Plan be revised to show the streets relocated as identified or a Comprehensive Plan Amendment to the Major Street Plan must be obtained. In addition, staff is recommending that the Master Plan be revised to show a minimum 200 foot separation between Willowbrook Drive and the unnamed lane place street extending south from Windflower Lane or an Exception to the Street Design Criteria Manual must be

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obtained to reduce the separation between street intersections from 200 feet to 120 feet.

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s) or a Variance to the Subdivision Regulations must be obtained waiving the requirement to install a central water system. In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access. Staff is recommending that construction plans be submitted for review and approval as identified upon Preliminary Plat submittal.

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