

STAFF REPORT
October 5, 2006

No. 06PL133 - Preliminary Plat

ITEM 11

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Doeck, LLC
REQUEST	No. 06PL133 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of the NE1/4 SE1/4, Section 13, located in the NE1/4 SE1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 15 thru 23, Block 1; Lots 1 thru 16, Block 3; Lots 1 thru 19, Block 4; Lots 1 thru 6, Block 5; Lot 1, Block 7; and drainage Lot 1, Brookfield Subdivision, formerly a portion of the NE1/4 SE1/4, Section 13, located in the NE1/4 SE1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 13.758 acres
LOCATION	At the northern terminus of Three Rivers Drive
EXISTING ZONING	Low Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	Low Density Residential District (Planned Development Designation)
East:	General Agriculture District (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/11/2006
REVIEWED BY	Vicki L. Fisher / Emily Fisher

RECOMMENDATION:

Staff recommends that the Preliminary Plat be **approved with 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, the plat document shall be revised to provide a street connection to the north lot line as a part of this phase of**

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3. **the development. In addition, the construction plans shall be revised accordingly; Prior to Preliminary Plat approval by the City Council, the road construction plans for Colbalt Drive shall be revised to show the street located in a minimum 68 foot wide right-of-way in lieu of a 60 foot wide right-of-way or a Variance to the Subdivision Regulations shall be obtained;**
4. **Prior to Preliminary Plat approval by the City Council, road construction plans for the north-south section line highway shall be submitted for review and approval. In particular, the road construction plans shall show the streets 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 or the section line highway shall be vacated;**
5. **Prior to Preliminary Plat approval by the City Council, the sewer plans shall be revised to allow the existing holding tank to serve this phase of the development on an interim basis until the Country Road lift station is complete and operational or the applicant shall enter into an agreement with the City precluding the occupancy of the residences until the Country Road lift station is operational;**
6. **Prior to Preliminary Plat approval by the City Council, a Utility Master Plan showing the extension of a 16 inch water main to the north lot line shall be submitted for review and approval;**
7. **Prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow a lot length greater than twice the lot width or the plat shall be revised to comply with the length to width requirement;**
8. **Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;**
9. **Prior to any disturbance of soil within the 100 year federally designated floodplain, a Floodplain Development Permit shall be obtained as needed. In addition, a 404 Permit shall be obtained from the Corp of Engineers if, and as needed; and,**
10. **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:

(Update, September 26, 2006. All revised and/or added text is shown in bold print.) This item was continued at the September 21, 2006 Planning Commission meeting to allow the applicant to submit additional information.

The applicant has submitted a Preliminary Plat to create 52 residential lots as Phase Two of Brookfield Subdivision.

On July 19, 2004, the City Council approved a Layout Plat for Brookfield Subdivision to create 150 residential lots which included the subject property. On November 7, 2005, the City Council approved a Preliminary Plat to create 56 residential lots as Phase One of Brookfield Subdivision. In addition, the City Council denied an Exception request to waive the requirement to provide visitor parking within Phase One. Subsequently, a Variance to the Subdivision Regulations was approved by the City Council to reduce the pavement width along Three Forks Drive from 27 feet to 24 feet.

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On November 23, 2005, the City approved a Final Plat to create 17 lots within Phase One of Brookfield Subdivision. On July 24, 2006, the City approved a Final Plat to create 38 lots, also within Phase One of Brookfield Subdivision.

On November 9, 2005, the applicant submitted a Vacation of Section Line Highway request to vacate the section line highway located along the east lot line of the subject property. This item has been continued several times to allow the applicant to provide an alternate street access to the property located north of the subject property. (See companion item 05VR014.)

The subject property is located north and west of the intersection of Cobalt Drive and W. Nike Road. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed Preliminary Plat identifies that 13 of the lots will have a length twice the distance of the width. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations be obtained to allow a lot twice as long as it is wide or the plat document must be revised to comply with the length to width requirement. **On September 8, 2006, the applicant submitted a Variance to the Subdivision Regulations be obtained to allow a lot twice as long as it is wide. This item will be considered at the October 5, 2006 Planning Commission meeting.**

Floodplain: The southeastern portion of the subject property is located in a 100 year federally designated floodplain. The applicant has indicated that a Letter of Map Revision has been submitted to the Federal Emergency Management Agency for review and approval. Prior to any disturbance of soil within the 100 year federally designated floodplain, a Floodplain Development Permit must be obtained as needed. In addition, a 404 Permit must be obtained from the Corp of Engineers if, and as needed.

Master Plan: In 2004, a Master Plan was submitted as a part of the Layout Plat application reviewed and approved for Brookfield Subdivision. This Preliminary Plat shows a different street connection to the north lot line. In addition, the Preliminary Plat does not show a street connection to the east lot line in the northern portion of the property as shown on the approved Master Plan. As such, staff is recommending that the Preliminary Plat be continued to allow the applicant to submit a revised Master Plan and/or to revise the plat document to comply with the approved Master Plan. In addition, the construction plans must be revised to reflect the changes as needed. **The applicant has submitted a revised Master Plan showing a street connection to the east lot line. However, the street connection to the north lot line is shown as a part of a future phase of the development. A street connection to the north lot line is required to provide an alternate access to the adjacent property in order to vacate the section line highway. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the Master Plan and plat document be revised to provide a street connection**

to the north lot line as a part of this phase of the development.

Utility Master Plan: A Utility Master Plan must be submitted for review and approval showing the service boundaries of the high level water zone and the low level water zone. In addition, the Utility Master Plan must show a 16 inch water main extended to the north lot line of the subject property to connect with the future North Rapid Water Reservoir. Staff is recommending that the Preliminary Plat be continued to allow the applicant to submit a Utility Master Plan showing private and public utilities. **To date, a Utility Master Plan showing a 16 inch water main extended to the north lot line has not been submitted for review and approval. As such, staff is recommending that the Utility Master Plan be submitted as identified prior to Preliminary Plat approval by the City Council.**

Staff has noted that the timing of the completion of the Country Road lift station must be coordinated with the development of the subject property to ensure that sewer services are available at the time the residences are available for occupancy. The Public Works Staff is currently reviewing the steps necessary to ensure sewer service is available. **Staff is recommending that prior to Preliminary Plat approval by the City Council, the sewer plans be revised to allow the existing holding tank to serve this phase of the development on an interim basis until the Country Road lift station is complete and operational or the applicant must enter into an agreement with the City precluding the occupancy of the residences until the Country Road lift station is operational.**

Major Street Plan: The Major Street Plan identifies a collector street extending diagonally from the north lot line to the southeastern corner of the subject property. It appears that a portion of Cobalt Drive aligns with the proposed collector street. However, the Preliminary Plat does not identify a collector street being extended through the balance of the property as shown on the Major Street Plan. As such, staff is recommending that a Comprehensive Plan Amendment to the Major Street Plan be obtained to relocate and/or eliminate the collector street or the plat document must be revised accordingly. **The applicant has submitted a revised Master Plan showing the alignment of Cobalt Drive, a collector street, in compliance with the Major Street Plan.**

Cobalt Drive: As noted above, Cobalt Drive is classified as a collector street for that portion of the street extending through the subject property requiring that the street 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. The applicant is proposing to provide a 60 foot wide right-of-way and construct a 32 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Staff is recommending that the plat document be revised to provide a minimum 68 foot wide right-of-way as required or a Variance to the Subdivision Regulations must be obtained. **On September 8, 2006, the applicant submitted a Variance to the Subdivision Regulations to reduce the right-of-way width along Cobalt Drive from 68 feet to 60 feet. This item will be considered at the October 5, 2006 Planning Commission meeting.**

Section Line Highway: A section line highway is located along the east lot line. As noted above, the applicant has submitted a Vacation of Section Line Highway request. Staff is recommending that prior to Preliminary Plat approval by the City Council, the section line highway be vacated or the section line highway must be improved with a minimum 24 foot

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wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained or surety must be submitted for the design and construction of the street. Since the section line highway currently serves as the only legal access to an adjacent property, the applicant may choose to post surety for the design and construction of the section line highway in order to Final Plat the subject property which will then provide an alternate street access to the adjacent property.

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