

STAFF REPORT
January 4, 2007

No. 06PL108 - Preliminary Plat

ITEM 37

GENERAL INFORMATION:

PETITIONER	DGM Development
REQUEST	No. 06PL108 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lots 10 and 11, Madison's Subdivision, located in the SE1/4 SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 190, Madisons Subdivision, located in the SE1/4 SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10 acres
LOCATION	4325 and 4385 Haines Avenue
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District (Planned Residential Development)
East:	Low Density Residential District
West:	No Use District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/30/2006
REVIEWED BY	Vicki L. Fisher / Emily Fisher

RECOMMENDATION:

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

- 1. Prior to Preliminary Plat approval by the Planning Commission, a Final Residential Development Plan shall be reviewed and approved to allow the proposed lot size(s) or the plat document shall be revised accordingly;**
- 2. Prior to Preliminary Plat approval by the Planning Commission, additional drainage information shall be submitted for review and approval. In particular, design documentation and calculations supporting the assumption that the existing 36 inch storm sewer located along Haines Avenue was designed to handle the excess flow generated from Sub-Basin 2 for the proposed development shall be submitted for review and approval. In addition, the plat document shall be revised to show drainage easements as needed;**

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3. Prior to Preliminary Plat approval by the Planning Commission, additional water information shall be submitted for review and approval. In particular, irrigation system information shall be submitted for review and approval or the Design Engineer's "Site Report" shall identify that an irrigation system is not being proposed. The applicant shall also demonstrate how water will be served to the north during the tie into the water main in Haines Avenue. In addition, the construction plans shall be revised eliminating the open cut across Haines Avenue for the water service connection. Previous redline comments shall also be addressed;
4. Prior to Preliminary Plat approval by the Planning Commission, the Design Engineer's Site Report shall be modified to include a brief discussion of an alternative method of handling sewer in the event the Mallridge lift station is not operational. In addition, the wastewater plans shall be revised to show the extension of a sewer main to the north property line along Roberta Street or a Variance to the Subdivision Regulations shall be obtained;
5. Prior to Preliminary Plat approval by the Planning Commission, the street construction plans shall be revised to provide a permanent turnaround at the end of Kateland Street. In particular, the turnaround shall be designed to accommodate Fire Department apparatus;
6. 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;
7. Prior to Preliminary Plat approval by the City Council, a revised cost estimate showing any construction plan changes and/or additions of the subdivision improvements shall be submitted for review and approval;
8. Prior to submittal of a Final Plat application, the applicant shall submit proof of the legal entity which will provide the mechanism for maintenance of the common area, including the bike/walk trail, for review and approval;
9. 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; and,
10. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

GENERAL COMMENTS:

(Update, December 21, 2006. All revised and/or added text is shown in bold print.) This item was continued at the November 22, 2006 Planning Commission meeting to allow the applicant to submit additional information. On December 8, 2007, the applicant submitted a Final Residential Development Plan to allow 168 townhomes to be constructed on the subject property, revised construction plans, a revised plat document and a traffic analysis.

(Update, November 10, 2006. All revised and/or added text is shown in bold print.) This item was continued at the November 9, 2006 Planning Commission meeting to allow the applicant to submit additional information. On November 7, 2006 the applicant requested that this item be continued to the January 4, 2007 Planning Commission meeting to allow additional time to submit a Final Planned Residential Development application, a traffic

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analysis, water and wastewater analysis and drainage information. As such, staff is recommending that this item be continued to the January 4, 2007 Planning Commission meeting as requested.

(Update, October 28, 2006. All revised and/or added text is shown in bold print.) This item was continued at the September 22, 2006 Planning Commission meeting to allow the applicant to submit additional information. On September 6, 2006 the applicant indicated that a Final Planned Residential Development application, a traffic analysis, water and wastewater analysis and drainage information would be submitted on or before October 13, 2006. To date, the information and/or application(s) have not been submitted for review and approval. As such, staff is recommending that this item be continued to the November 22, 2006 Planning Commission meeting to allow the applicant to submit the additional information and a Final Residential Development Plan.

(Update, September 8, 2006. All revised and/or added text is shown in bold print.) This item was continued at the August 24, 2006 Planning Commission meeting to allow the applicant to submit additional information. On September 6, 2006 the applicant indicated that a Final Planned Residential Development application, a traffic analysis, water and wastewater analysis and drainage information would be submitted on or before October 13, 2006. As such, staff is recommending that this item be continued to the November 9, 2006 Planning Commission meeting to be heard in conjunction with the Final Planned Residential Development application and to allow the applicant to submit the additional information as proposed.

(Update, August 14, 2006. All revised and/or added text is shown in bold print.) This item was continued at the July 27, 2006 Planning Commission meeting to allow the applicant to submit additional information. On August 11, 2006, the applicant submitted revised construction plans with a utility distribution sheet and elevations of the proposed structures. However, to date, the balance of the additional information has not been submitted. On August 14, 2006, staff met with the applicant to review the outstanding information to be submitted. The applicant indicated that a Final Planned Residential Development application, a traffic analysis, water and wastewater analysis and drainage information would be submitted on or before August 25, 2006. As such, staff is recommending that this item be continued to the September 21, 2006 Planning Commission meeting to be heard in conjunction with the Final Planned Residential Development application and to allow the applicant to submit the additional information as proposed.

The applicant has submitted a Preliminary Plat to subdivide the subject property into 185 individual townhome lots. The property is located approximately 375 feet north of the intersection of Country Road and Haines Avenue on the west side of Haines Avenue. Currently, a single family residence and shed are located on the property.

On May 15, 2006, the City Council approved a Layout Plat to subdivide the subject property into 190 individual townhome lots. As a part of the Layout Plat review and approval, the City Council also granted the following Exceptions to the Street Design Criteria Manual:

1. To waive the requirement to provide visitor parking at a ratio of one space per unit located within 300 feet of the unit with the stipulation that a minimum of 57 visitor parking spaces be provided along Pearl Boulevard and within the common area;

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2. To reduce separation between driveways from 35 feet to five feet with the stipulation that no on-street parking be allowed along the access easements; and,
3. To allow the access easements to serve ten lots in lieu of four lots as per the Street Design Criteria Manual with the exception of Roberta Drive and Pearl Boulevard which shall be dedicated as right-of-way.

On May 15, 2006, the City Council also approved the following Variance to the Subdivision Regulations:

1. To waive the requirement to install sidewalk along the access easements and Pearl Boulevard (the main street) with the stipulation that upon submittal of a Preliminary Plat application, construction plans be submitted for review and approval showing a minimum eight foot wide bike/walk trail along the perimeter of the development; and,
2. To waive the requirement to install curb, gutter, street light conduit along the access easements.

In addition, on May 15, 2006, the City Council approved an Initial Planned Residential Development to allow a 190 unit townhome development on the subject property.

STAFF REVIEW:

Staff has reviewed the Preliminary Plat and has noted that additional information must be submitted for review and approval in order to adequately review the Preliminary Plat. The following is a list of the required information:

1. A Traffic Analysis must be submitted for review and approval as per the Layout Plat stipulations of approval. In addition, the construction plans must be revised to show turn and/or deceleration lanes along Haines Avenue as per the Traffic Analysis;
As noted above, the applicant has submitted a Traffic Analysis. The City's Traffic Engineer has reviewed the document and concurs with the summary of the study. In particular, the Traffic Analysis states that Haines Avenue will be able to handle the increased traffic due to the development of this site. In addition, the stop controlled approach at the proposed intersection of Haines Avenue and the main boulevard is anticipated to operate at an acceptable Level of Service C and, as such, no improvements along Haines Avenue are proposed.
2. The plat document must be revised to provide 57 visitor parking spaces in lieu of 40 as per the Exception to the Street Design Criteria Manual stipulation of approval;
The applicant has, subsequently, obtained an Exception from the City Council to provide 57 visitor parking spaces. In addition, the applicant submitted a site plan with the associated Final Residential Development Plan identifying 72 visitor parking spaces.
3. A Final Planned Residential Development must be submitted for review and approval to allow the 185 townhome lot development on the subject property or the plat document shall be revised to meet the minimum lot size requirement of 4,000 square foot per townhome lot;
As noted above, the applicant has submitted a Final Residential Development Plan to allow 168 townhome units on the subject property. Staff is recommending that prior to Preliminary Plat approval by the City Council, a Final Residential

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Development Plan must be reviewed and approved to allow the proposed lot size(s) or the plat document must be revised accordingly.

4. An Exception to the Street Design Criteria Manual must be obtained to allow 120 dwelling units with one point of access in lieu of 40 dwelling units or the plat document must be revised to show a second point of access;
The City Council, has subsequently, granted an Exception to allow 120 dwelling units with one point of access for the proposed development.
5. Construction plans for the eight foot wide bike/walk trail along the perimeter of the development must be submitted for review and approval as per the Variance to the Subdivision Regulations stipulation of approval. In addition, the plat document must be revised to show the bike/walk trail located within a pedestrian access easement;
The construction plans have been revised to include the eight foot wide bike/walk trail. In addition, the plat document has been revised to show an eight foot wide pedestrian access easement for the bike/walk trail. Staff is recommending that prior to submittal of a Final Plat application, the applicant submit proof of the legal entity which will provide the mechanism for maintenance of the common area, including the bike/walk trail, for review and approval.
6. The construction plans must be revised in accordance with the City of Rapid City Standard Specifications for Public Works Construction 2004 Edition and the Ten State Standards as applicable;
The recently submitted revised construction plans are in compliance with the City of Rapid City Standard Specifications for Public Works Construction 2004 Edition, with the exception of red line comments that must be addressed prior to City Council approval of the Preliminary Plat.
7. The plat document must be revised to show the main street right-of-way extended to the west lot line. In addition, the construction plans must be revised to show the street with utilities constructed to the west lot line;
The plat document has been revised to show the main boulevard extended to the west lot line and the construction plans have been revised accordingly. Staff has reviewed and approved the construction plans with the exception of red line comments that must be addressed prior to City Council approval of the Preliminary Plat.
8. A utility master plan including public and private utilities shall be submitted for review and approval;
A utility master plan has been submitted for review and approval.
9. Additional drainage information must be submitted for review and approval. In particular, the drainage information must verify that the design is in accordance with the Haines Avenue Drainage Basin Design Plan and that the Haines Avenue storm system is sized to handle the additional flows or detention must be provided. The drainage information must also demonstrate the impact of the 3.2 cfs increase in Basin 3 on other properties. In addition, sizing calculations for all storm sewer pipe must be provided. The drainage information must also demonstrate how the run-off from the eastern portion of the

property is entering the storm sewer. (There appears to be a culvert missing at the west end of the property under the main street.)

The applicant has submitted a drainage plan proposing to connect Sub-Basin 2 to the existing 36 inch storm sewer located along the west side of Haines Avenue. The report states that “We believe the existing 36 inch storm sewer located along Haines Avenue was designed to handle the excess flow generated from future developments”. However, to date design documentation and calculations supporting this assumption have not been submitted for review and approval. As such, staff is recommending that prior to Preliminary Plat approval by the Planning Commission, the additional drainage information as identified be submitted for review and approval. In addition, the plat document must be revised to show drainage easements as needed.

10. A revised water analysis must be submitted for review and approval. The water modeling identified 2403.8 gpm; however, that appears to be with the Bunker Drive Main installed. Since that is not in service at this time, the water analysis must be revised for the current conditions. In addition, the water analysis must include anticipated pressure on the third floor of the building. The water plans must also be revised to include six inch water mains along the access easements and an eight inch water main along Roberta Street. In addition, the construction plans must be revised extending the water main to the north lot line within Roberta Street. Corrosion protection for water main appurtenances must also be identified. Irrigation system information, if proposed, such as meter, backflow system, etc. must be submitted for review and approval. The applicant must also demonstrate how water will be served to the north during the tie into the water main in Haines Avenue;

Additional water information has been submitted for review and approval. However, the irrigation system information as identified above has not been submitted for review and approval. If the applicant is not proposing to install an irrigation system, then this must be addressed in the Design Engineer’s “Site Report”. In addition, additional water information must be submitted for review and approval demonstrating how water will be served to the north during the tie into the water main in Haines Avenue Right-of-way. This also can be included in the Design Engineer’s “Site Report”. Previous redline comments identified that a Table of Fire Hydrants, including station, offset, bury line elevation and approximate invert lead must be provided and that a Fire Hydrant Detail and a Trench Detail must be revised as per the City of Rapid City Standard Details. To date, the redline comments have not been addressed. As such, staff is recommending that prior to Preliminary Plat approval by the Planning Commission, the additional water information and redline comment information be submitted for review and approval as identified.

11. A wastewater analysis must be submitted for review and approval identifying that the Mall Ridge lift station capacity will not be exceeded due to the proposed development prior to the installation of the Country Road lift station or the wastewater plans must be revised accordingly. The wastewater plans must also be revised to show eight inch minimum sewer mains in lieu of six inch sewer mains as proposed. In addition, a manhole must be provided at the end of all sewer mains;

The applicant has submitted a wastewater analysis and a Design Engineer’s Site

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Report stating that "...Mallridge Lift Station will be operational well before any house is connected." The report must be modified to include a brief discussion of the developer's proposed alternative method of handling sewer in the event the lift station is not operational. The wastewater plan must also be revised to show the extension of a sewer main to the north property line along Roberta Street or a Variance to the Subdivision Regulations shall be obtained. Staff is recommending that prior to Preliminary Plat approval by the City Council, the additional wastewater information be submitted for review and approval or a Variance to the Subdivision Regulations as identified.

12. The construction plans must be revised to include a permanent turnaround at the end of Kateland Street. In particular, the turnaround must be designed to accommodate fire department apparatus;
On August 2, 2006, the applicant submitted a site showing a "T" turnaround at the end of Kateland Street on the subject property. The proposed design did not require the elimination of any of the townhome units. The Fire Department staff has reviewed and approved the design of the turnaround. However, the site plan was stamped "Not for Construction. For Demonstration Only". In addition, the revised construction plans do not show the turnaround. As a part of subdividing property, it is required that right(s)-of way be extended through the site, or at a minimum, a permanent turnaround be provided at the end of the street on the subject property. As such, staff is recommending that prior to Preliminary Plat approval by the Planning Commission, the street construction plans be revised to provide a permanent turnaround at the end of Kateland Street. In particular, the turnaround must be designed to accommodate Fire Department apparatus
13. Street names must be submitted to the Emergency Services Communication Center for review and approval. In addition, the plat document must be revised to show the approved street names;
The Emergency Services Communication Center has indicated that access easements do not need to have individual street names. As such, the townhome unit addresses must be posted along Northern Lights Boulevard and on the individual unit. In addition, the Emergency Services Communication Center has reviewed and approved the street name of "Northern Lights Boulevard" for the main boulevard. In addition, the plat document has been revised to show the approved street name.
14. The plat document must be revised to provide non-access easements in compliance with the Street Design Criteria Manual. In particular, a non-access easement must be provided along Haines Avenue and the main street;
The plat document has been revised to show non-access easements in compliance with the Street Design Criteria Manual.
15. A cost estimate of the subdivision improvements must be submitted for review and approval;
A revised cost estimate showing any construction plan changes and/or additions of the subdivision improvements shall be submitted for review and approval prior to Preliminary Plat approval by the City Council.

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16. All redlined comments must be addressed and revised construction plan submitted accordingly;

Staff is recommending that prior to Preliminary Plat approval by the City Council, all necessary changes must be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings must be returned to the Growth Management Department; and,

17. **On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements. In particular, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. As such, staff is recommending that prior to the City's acceptance of the public improvements, a Warranty Surety be submitted for review and approval as required.**

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