

STAFF REPORT
August 23, 2007

No. 07PL096 - Layout Plat

ITEM 8

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Ronald Shape
REQUEST	No. 07PL096 - Layout Plat
EXISTING LEGAL DESCRIPTION	The SE1/4 of the NE1/4, Section 3, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 6 of Block 1, Lots 1 thru 9 of Block 2, Lots 1 thru 8 of Block 3 , Lots 1 thru 19 of Block 4, Lots 1 thru 14 of Block 5, Lots 1 thru 23 of Block 6, Lots 1 thru 15 of Block 7, Lots 1 thru 15 of Block 8, Lots 1 thru 13 of Block 9, Lots 1 thru 12 of Block 10, Homestead Subdivision, located in the SE1/4 of the NE1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 12.125 acres
LOCATION	At the eastern terminus of Homestead Street and west of Reservoir Road
EXISTING ZONING	Limited Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	General Agriculture District
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Low Density Residential District (Planned Residential Development) - Medium Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	7/13/2007
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

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

- 1. Upon submittal of a Preliminary Plat application, a geotechnical report including pavement design shall be submitted for review and approval. In addition, the geotechnical report shall include soils resistivity test results. If the results indicate severe potential towards corrosion of buried metal, then information shall**

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- be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections shall be provided as needed for buried water system metal fixtures;
2. 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;
 3. 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 County Heights Basin Design Plan and the Drainage Criteria Manual. In particular, the drainage plan shall include calculations demonstrating that developed flows from the site do not exceed pre-developed flows or on-site detention shall be provided. In addition, the plat document shall be revised to provide drainage easements as needed;
 4. Upon submittal of a Preliminary Plat application, a revised utility master plan including public and private utilities shall be submitted for review and approval;
 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 verify that adequate downstream sewer capacity exists to serve the proposed development. The sanitary sewer plans shall also be submitted to Rapid Valley Sanitary District for review and approval. In addition, the plat document shall be revised to 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 particular, the water plans shall show the extension of water mains along all rights-of-way, including the eastern portion of Homestead Street. In addition, the water plans shall demonstrate that adequate fire and domestic flows are being provided. The plat document shall also be revised to provide utility easements as needed. The applicant shall also coordinate with Rapid Valley Sanitary District any water improvements needed to serve the development, including the timing of the improvements. The applicant shall also coordinate with the Public Works Department the design and oversize cost(s) of a 16 inch transmission water main along Homestead Street;
 7. Upon submittal of a Preliminary Plat application, construction plans for Reservoir Road shall be submitted for review and approval 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. In addition, the plat document shall be revised to show the dedication of the entire 100 foot wide right-of-way for Reservoir Road or a Variance to the Subdivision Regulations shall be obtained to allow platting half of a right-of-way;
 8. Upon submittal of a Preliminary Plat application, road construction plans for Homestead Street shall be submitted for review and approval. In particular, the construction plans shall show the street located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter,

- sidewalk, street light conduit, water and sewer with on-street parking or the street shall be located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer with no on-street parking or a Variance to the Subdivision Regulations shall be obtained. If on-street parking is not provided, the developer shall provide visitor parking at the rate of one paved parking stall per dwelling located within three hundred feet of the residence and the street must be posted with no parking signs or an Exception to the Street Design Criteria Manual shall be obtained;
9. Upon submittal of a Preliminary Plat, road construction plans for the sub-collector streets shall be submitted for review and approval showing the street(s) 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;
 10. Upon submittal of a Preliminary Plat, road construction plans for the lane place streets shall be submitted for review and approval showing the street(s) 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. In addition, the construction plans shall identify the construction of a permanent turnaround at the end of the cul-de-sac street(s) with a minimum 110 foot diameter right-of-way and a minimum 96 foot diameter paved surface or a Variance to the Subdivision Regulations shall be obtained;
 11. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 12. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show non-access easements as per the Street Design Criteria Manual;
 13. Prior to Preliminary Plat approval by the City Council, the property shall be annexed into Rapid City;
 14. Prior to Preliminary Plat approval by the City Council, an Exception 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;
 15. Prior to submittal of a Preliminary Plat application, the plat document shall be revised to show the drainage lots labeled with a numeric lot and block annotation. In addition, prior to submittal of a Final Plat application, the applicant shall identify maintenance of any Major Drainage Easements within the development;
 16. Prior to submittal of a Preliminary Plat application, the plat document shall be revised to show street names for all of the un-named streets;
 17. 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,
 18. 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, August 10, 2007. All revised and/or added text is shown in bold print.) This item was continued at the August 9, 2007 Planning Commission meeting to allow the applicant to submit additional information. On August 2, 2007, the applicant submitted a revised Layout Plat and a Phasing Plan. In particular, the revised Layout

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Plat identifies the relocation of the eastern north-south street so that it does not interfere with the future location of a Rapid Valley Sanitary District water reservoir to be constructed north of the property. In addition, the Phasing Plan shows the development of the property in four phases. On August 8, 2007, the applicant submitted a Master Utility Plan.

The applicant has submitted a Layout Plat to subdivide 40 acres into 132 residential lots and two drainage lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations (#07SV039) to waive the requirement to install curb, gutter, street light conduit, water, sewer and pavement along Reservoir Road and to waive the requirement to provide a planting screen easement along Reservoir Road. The applicant has also submitted an Annexation Petition request (#07AN003) to annex the property into the City limits of Rapid City.

On September 17, 2001, the City Council approved a Layout Plat (#01PL078) to subdivide the property into 120 residential lots. However, since the Layout Plat was approved more than two years ago, the approval of the Layout Plat has expired. The applicant has subsequently revised the proposed layout of the subdivision and submitted this revised Layout Plat application for review and approval.

The property is located at the eastern terminus of Homestead Street and west of Reservoir Road. Currently, the property is 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 whereby 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 an exception whichever is applicable.

STAFF REVIEW:

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

Annexation: In May, 1983, the City Council approved a resolution requiring all properties that are contiguous to Rapid City which are being platted to be annexed into the City limits of Rapid City prior to Preliminary Plat approval. The City limit boundary is currently located along the west and north lot lines of the development. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the property be annexed into Rapid City.

Zoning: The property will be zoned No Use District upon annexation. The Future Land Use Plan shows the northwestern portion of the property as appropriate for Public and Drainage Areas with an alternate land use of Low Density Residential development. The balance of

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the property is shown as appropriate for Low Density Residential development. The applicant should be aware that prior to issuance of a building permit, the property must be rezoned as identified.

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 Layout Plat identifies that 15 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, an Exception 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.

Reservoir Road: Reservoir Road is located along the east lot line of the property and is classified as a principal arterial street on the City's Major Street Plan requiring that the street 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. Currently, Reservoir Road is located within a 66 foot wide section line highway. That portion of Reservoir Road abutting the property located north of Meadow Lane is unimproved. The balance of the street located south of Meadow Lane as it abuts the property is constructed with an approximate 20 foot wide paved surface. The Pennington County Highway Department has indicated that construction plans are currently being proposed to improve Reservoir Road from S.D. Highway 44 to Meadow Lane as a County Surface Transportation Program. The improvements will include curb, gutter, sidewalk and storm sewer. However, to date the improvements are not complete. Staff is recommending that upon submittal of a Preliminary Plat application, construction plans for Reservoir Road be submitted for review and approval 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 must be obtained.

The plat document currently shows the dedication of the west half of the section line highway as public right-of-way. The plat document also identifies the dedication of an additional 17 feet of right-of-way from the property. To date, the east half of the section line highway has not been dedicated as right-of-way. As such, prior to submittal of a Preliminary Plat application, the plat document must be revised to show the dedication of the entire 100 foot wide right-of-way or a Variance to the Subdivision Regulations must be obtained to allow platting half of a right-of-way.

Homestead Street: The Layout Plat identifies the extension of Homestead Street through the subject property. Homestead Street is identified on the City's Major Street Plan as a collector street requiring that it be located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer with on-street parking or the street must be located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer with no on-street parking or a Variance to the Subdivision Regulations must be obtained. If on-street parking is not provided, the developer must provide visitor parking at the rate of one paved parking stall per dwelling located within three hundred feet of the residence and the street must be posted with no parking signs or an Exception to the Street Design Criteria Manual must be obtained. Staff

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is recommending that upon submittal of a Preliminary Plat application, construction plans for Homestead Street be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Sub-collector Streets: The proposed streets within the development serving more than 20 lots are classified as sub-collector streets. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the streets be submitted for review and approval showing the street(s) 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 Streets: The proposed streets within the development serving not more than 20 lots are classified as lane place streets. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the streets be submitted for review and approval showing the street(s) 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. In addition, the construction plans must identify the construction of a permanent turnaround at the end of the cul-de-sac street(s) with a minimum 110 foot diameter right-of-way and a minimum 96 foot diameter paved surface or a Variance to the Subdivision Regulations must be obtained.

Sewer: The property is located in the Rapid Valley Sanitary District service area. Staff is recommending that 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 be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the sewer plans must verify that adequate downstream sewer capacity exists to serve the proposed development. The sanitary sewer plans must also be submitted to Rapid Valley Sanitary District for review and approval. In addition, the plat document must also be revised to provide utility easements as needed.

Water: The property is located in the Rapid Valley Sanitary District Service area. Rapid Valley Sanitary District staff has indicated that they will be constructing a future water reservoir along Reservoir Road, directly north of the subject property. In addition, it was identified that the most eastern north-south road extending through the subdivision must be shifted to the west to avoid conflict with the proposed water reservoir location. The applicant has subsequently indicated that the Layout Plat will be revised to relocate the street as requested and to revise the configuration of the lots within this area of the property. As such, staff is recommending that the Layout Plat be continued to allow the applicant to submit a revised Layout Plat document.

The Rapid Valley Sanitary District staff has indicated that they currently have water capacity to serve portions of the property without additional improvements. However, improvements to the water system will be needed in order to serve the entire project. Staff is recommending that prior to submittal of a Preliminary Plat application, the applicant coordinate the improvements, including the timing of the improvements, with the Rapid Valley Sanitary District. **Rapid Valley Sanitary District staff has reviewed the Phasing Plan and indicated that the future water reservoir will not be needed to serve Phase**

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One of the development.

Public Works Department staff has indicated that a 16 inch transmission water main along Homestead Street is needed to allow for the future extension of the City water system to the east. Staff is recommending that prior to submittal of a Preliminary Plat application, the applicant coordinate with the Public Works Department the design and oversize cost(s) of the 16 inch transmission water main along Homestead Street.

Drainage: As part of the Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. In addition, 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 County Heights Basin Design Plan and the Drainage Criteria Manual. In particular, the drainage plan must include calculations demonstrating that developed flows from the site do not exceed pre-developed flows or on-site detention must be provided. In addition, the plat document must be revised to provide drainage easements as needed.

The Layout Plat identifies two drainage lots. However, the plat document must be revised to show the drainage lots labeled with a numeric lot and block annotation. A drainage easement may be shown on the lot as needed. Staff is recommending that prior to submittal of a Preliminary Plat application, the plat document be revised as identified. In addition, the applicant must identify maintenance of any Major Drainage Easements within the development.

Geotechnical Report: A geotechnical report including pavement design must be submitted for review and approval. In addition, the geotechnical report must include soils resistivity test results. If the results indicate severe potential towards corrosion of buried metal, then information must be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections must be provided as needed for buried water system metal fixtures.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the currently adopted Fire Codes. In addition, fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. The currently adopted International Fire Code will need to be continually met.

Emergency Services Communication Center: The Emergency Services Communication Center has indicated that street names for the internal streets must be submitted for review and approval. Staff is recommending that prior to submittal of a Final Plat application, the street names be submitted for review and approval as identified and that the plat document must be revised to show the approved street names.

Inspection Fees and Surety: Chapter 16.20.080 of the Rapid City Municipal Code states that before any Final Plat is approved, an additional fee shall be paid to the City to cover the costs of inspection of the subdivision improvements required by Ordinance. In addition,

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surety for any required subdivision improvements that have not been completed must be posted. As such, staff is recommending that upon submittal of a Final Plat application, surety be posted and subdivision inspection fees be paid as required.

Warranty Surety: 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.

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