

STAFF REPORT
June 10, 2010

No. 10PL030 - Preliminary Plat

ITEM 28

GENERAL INFORMATION:

APPLICANT	Rapid City Defense Housing Corporation
AGENT	Wyss Associates, Inc.
PROPERTY OWNER	Rapid City Defense Housing Corporation
REQUEST	No. 10PL030 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lots 1 thru 32 of Block 3 of Dakota Ridge Subdivision, all in the SE1/4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1R thru 32R of Block 3 of Dakota Ridge Subdivision, all in the SE1/4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.29 acres
LOCATION	West of Cambell Street, south of East Minnesota Street and east of Elm Avenue
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Office Commercial District (Planned Development Designation) - General Commercial District (Planned Development Designation) - Low Density Residential District
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential District (Planned Residential Development)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/6/2010
REVIEWED BY	Vicki L. Fisher / Karley Halsted

STAFF REPORT
June 10, 2010

No. 10PL030 - Preliminary Plat

ITEM 28

RECOMMENDATION:

Staff recommends that the Preliminary Plat be approved with the following 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, road construction plans for Clover Ridge Court shall be submitted for review and approval showing the cul-de-sac street shall constructed with a minimum 24 foot wide paved surface and a sidewalk along the south side of the street or a Variance to the Subdivision Regulations shall be obtained. In addition, the construction plans shall identify the cul-de-sac bulb located within 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;
3. Prior to Preliminary Plat approval by the City Council, road construction plans for Clover Ridge Drive shall be submitted for review and approval showing the street located within a minimum 52 foot wide right-of-way and constructed with a sidewalk along the south side of the street or a Variance to the Subdivision Regulations shall be obtained;
4. Prior to Preliminary Plat approval by the City Council, road construction plans for Wild Flower Drive shall be submitted for review and approval showing the street located within a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface and sewer or a Variance to the Subdivision Regulations shall be obtained;
5. Prior to Preliminary Plat approval by the City Council, road construction plans for Prairie View Drive shall be submitted for review and approval showing the street located within a minimum 52 foot wide right-of-way and constructed with a sidewalk along the east side of the street or a Variance to the Subdivision Regulations shall be obtained;
6. Prior to Preliminary Plat approval by the City Council, road construction plans for E. Minnesota Street shall be submitted for review and approval showing a sidewalk along the north side of the street or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show the dedication of 10 additional feet of right-of-way or a Variance to the Subdivision Regulations shall be obtained;
7. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show the existing side lot lines;
8. Prior to Preliminary Plat approval by the City Council, Exceptions shall be obtained to allow water and sewer service lines to cross another lot or the plat document shall be revised accordingly;
9. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to provide a minimum 8 foot wide minor drainage and utility easement along all side lot lines or an Exception shall be obtained from the City Engineer to reduce the easement width to allow the existing structural encroachments;
10. Prior to Preliminary Plat approval by the City Council, written documentation from all of the affected utility companies shall be submitted for review and approval indicating concurrence with relocating the lot lines as proposed and with reducing the width of the minor drainage and utility easement along all side lot lines as proposed or the plat document shall be revised as needed;
11. Prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval if subdivision improvements are required. In addition, an Erosion

STAFF REPORT
June 10, 2010

No. 10PL030 - Preliminary Plat

ITEM 28

- and Sediment Control Permit shall be obtained prior to any construction;
12. Prior to Preliminary Plat approval by the City Council, an Exception shall be obtained to reduce the separation between the street intersection and the driveway location for Lot 1R from 50 feet to 22 feet or the plat document shall be revised to provide a minimum 50 foot separation as per the Street Design Criteria Manual;
 13. Prior to Preliminary Plat approval by the City Council, an Exception shall be obtained to reduce the separation between the street intersection and the driveway location for Lot 5R from 50 feet to 17 feet or the plat document shall be revised to provide a minimum 50 foot separation as per the Street Design Criteria Manual;
 14. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 15. Prior to submittal of a Final Plat application, the plat document shall be revised to show the sewer easement located between Lot 9R and 10R with a minimum width of 20 feet except where structural encroachments exist;
 16. Prior to submittal of a Final Plat application, the plat document shall be revised eliminating the note stating "Approval and acceptance of this document shall also secure unspecified easements (as may be necessary) for any individual water and/or sewer service lines that are not located within the boundaries of the properties they serve. However, at such time as any individual water and/or sewer service lines benefitting from the aforementioned easements require replacement or repair, said services shall be brought into compliance with the City Ordinance in effect at the time of repair or replacement";
 17. Prior to submittal of a Final Plat application, the plat document shall be revised eliminating the note stating "No vehicular access onto or off of Minnesota Street from Lots 1R – 11R". Instead, a note shall be placed on the plat stating "Access Restriction-access is prohibited onto or off of the adjoining right(s) of way as designated". In addition, the plat document shall delineate the access restriction using hatching, shading or a specific detail at a readable drawing scale;
 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, and,
 19. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to replat 32 residential lots. In addition, the applicant has submitted a Major Amendment to a Planned Residential Development (File #10PD038) to reduce setbacks on 25 of the 32 residential lots for the existing development currently located on the property. The property is a part of "Dakota Ridge Subdivision", a 200 residential lot development.

Dakota Ridge was developed in the early 1980's by the Rapid City Defense Housing Corporation and annually leased to the U.S. Air Force to provide housing for U.S. Air Force personnel. The applicant has indicated that the lease agreement expires in October, 2010; however, the leases are being released as the properties are being sold. A recent survey of the property identified that several of the structures encroach into setbacks. In addition, some of the existing fences do not follow lot lines as originally proposed. As such, the applicant has submitted this Preliminary Plat and Major Amendment to the Planned

STAFF REPORT
June 10, 2010

No. 10PL030 - Preliminary Plat

ITEM 28

Residential Development to address the as-built conditions for 32 of the 200 lots as Phase One of the project. Eventually, a Preliminary Plat and a Major Amendment to the Planned Residential Development will be submitted for the balance of Dakota Ridge to address the setback and utility issues associated with those lots.

The property is located west of Cambell Street and south of E. Minnesota Street. Currently, a single family residence is located on each lot in this phase of the development.

STAFF REVIEW:

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

Clover Ridge Court: Clover Ridge Court serves as access to 14 of the residential lots and is classified as a lane place cul-de-sac street requiring that it be located within 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. In addition, the cul-de-sac bulb must be located within a minimum 110 foot diameter right-of-way and constructed with a minimum 96 foot wide paved surface. Clover Ridge Court is currently located within a 50 foot wide right-of-way and constructed with a 20.5 foot wide paved surface, curb, gutter, street light conduit, water, sewer and a sidewalk along the south side of the street. In addition, the cul-de-sac bulb is located within a 100 foot diameter right-of-way and constructed with a 69.2 foot diameter paved surface.

Prior to Preliminary Plat approval by the City Council, road construction plans for Clover Ridge Court must be submitted for review and approval showing the cul-de-sac street constructed with a minimum 24 foot wide paved surface and a sidewalk along the south side of the street or a Variance to the Subdivision Regulations must be obtained. In addition, the construction plans must show the cul-de-sac bulb located within 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.

Clover Ridge Drive: Clover Ridge Drive is located along the south lot line and is classified as a sub-collector street requiring that it be located within 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. Clover Ridge Drive is currently located within a 50 foot wide and constructed as a sub-collector street with a 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water, sewer and a sidewalk along the north side of the street. To date, a sidewalk has not been constructed along the south side of the street.

Prior to Preliminary Plat approval by the City Council, road construction plans for Clover Ridge Drive must be submitted for review and approval showing the street located within a minimum 52 foot wide right-of-way and constructed with a sidewalk along the south side of the street or a Variance to the Subdivision Regulations must be obtained.

Wild Flower Drive: Wild Flower Drive extends south from E. Minnesota Street and serves as access to the development. Wild Flower Drive is classified as a sub-collector street requiring that it be located within 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. Wild Flower Drive is currently located within a 50 foot wide right-of-way and

STAFF REPORT
June 10, 2010

No. 10PL030 - Preliminary Plat

ITEM 28

constructed with a 20.5 foot wide pavement width, curb, gutter, sidewalk, street light conduit and water.

Prior to Preliminary Plat approval by the City Council, road construction plans for Wild Flower Drive must be submitted for review and approval showing the street located within a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface and sewer or a Variance to the Subdivision Regulations must be obtained.

Prairie View Drive: Prairie View Drive is located along the west lot line of the property and is classified as a sub-collector street requiring that it be located within 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. Prairie View Drive is currently located within a 50 foot wide and constructed as a sub-collector street with the exception of sidewalk along the east of the street.

Prior to Preliminary Plat approval by the City Council, road construction plans for Prairie View Drive must be submitted for review and approval showing the street located within a minimum 52 foot wide right-of-way and constructed with a sidewalk along the east side of the street or a Variance to the Subdivision Regulations must be obtained.

East Minnesota Street: East Minnesota Street is located along the north lot line and is classified as a minor arterial street on the City's Major Street Plan requiring that it be located within a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Currently, East Minnesota Street is located within a varying right-of-way width of 80 feet to 90 feet and is constructed as a minor arterial street with a 36 foot wide paved surface, curb, gutter, street light conduit, water, sewer, a sidewalk along the south side of the street and a sidewalk along a portion of the north side of the street. To date, a sidewalk has not been constructed along the north side of the street a distance of approximately 375 feet.

Prior to Preliminary Plat approval by the City Council, road construction plans for E. Minnesota Street must be submitted for review and approval showing a sidewalk along the entire north side of the street or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document shall be revised to show the dedication of 10 additional feet of right-of-way or a Variance to the Subdivision Regulations must be obtained.

Easements: Title 16.12.200 of the Rapid City Municipal Code states that "Easements across lots or centered on rear or side lot lines shall be provided for utilities and drainage where necessary and shall not be less than 20 feet wide total unless otherwise approved by the City Engineer". Generally, the City Engineer has supported an 8 foot wide minor drainage and utility easement being secured along all interior lot lines. The applicant has requested that the minor drainage and utility easement along the side lot lines be reduced from 8 feet to a varying width of 2.9 feet to 7.7 feet to allow for the existing structural encroachments along the side lot lines. The City Engineer has indicated that in order to consider the request, written documentation must be submitted from all of the affected utility companies indicating concurrence with the reduced easement request.

STAFF REPORT
June 10, 2010

No. 10PL030 - Preliminary Plat

ITEM 28

Staff recommends that prior to Preliminary Plat approval by the Planning Commission, the plat document be revised to provide a minimum 8 foot wide minor drainage and utility easement along the side lot lines or an Exception must be obtained from the City Engineer reducing the easement width for the existing structural development as proposed. In addition, the applicant must submit written documentation identifying that all of the affected utility companies concur with the proposed easement reduction.

Utilities: As a result of the Preliminary Plat, some water and sewer service lines cross over one lot to serve another lot which does not meet City design standards. As such, prior to Preliminary Plat approval by the City Council, Exceptions must be obtained to allow the water and sewer service lines to cross another lot or the plat document must be revised accordingly.

Note on Plat: A note on the Preliminary Plat identifies that the “previously platted easements are vacated this document in favor of the easements described and shown hereon”. The applicant has also submitted written documentation demonstrating that letters have been sent to the affected utility companies asking if they concur with the request. Quest Communications, Golden West Communications, Montana Dakota Utilities and Mid-Continent have indicated concurrence with the request. Black Hills Power and Knology have indicated concurrence as long as easements are retained and facility relocation is not required. Prior to Preliminary Plat approval by the City Council, the applicant must confirm with Black Hills Power and Knology confirm that they approve the vacation request. In addition, revised written documentation must be submitted from Black Hills Power and Knology clarifying that they approve the easement vacation(s) as proposed or the plat document shall be revised to retain easements as needed.

Stormwater Management Plan: The City Council recently adopted a Stormwater Quality Manual which provides a set of criteria and technical guidance for erosion and sediment control at construction sites. As such, staff recommends that prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual be submitted for review and approval if subdivision improvements are required. In addition, an Erosion and Sediment Control Permit must be obtained prior to any construction.

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 as required by the Ordinance. In addition, surety for any required subdivision improvements that have not been completed must be posted. As such, staff recommends 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 recommends that prior to the City's acceptance of any public improvements, a Warranty Surety be submitted for review and approval if subdivision improvements are required.

STAFF REPORT
June 10, 2010

No. 10PL030 - Preliminary Plat

ITEM 28

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