

STAFF REPORT
March 24, 2011

No. 11PL013 - Preliminary Plat

ITEM 19

GENERAL INFORMATION:

APPLICANT	Chad Lewis - OTS, Inc.
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	OTS, Inc.
REQUEST	No. 11PL013 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of the NW1/4 of the SW1/4, and a portion of the SW1/4 of the SW1/4, Section 22, T1N, R7E, B.H.M., Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 through 29 of Block 1 and Drainage Lot of The Ridge at Catron Crossing Subdivision
PARCEL ACREAGE	Approximately 15.637 acres
LOCATION	West of the intersection of Overview Lane and Nugget Gulch Road
EXISTING ZONING	Low Density Residential District (Planned Residential Development) - General Agriculture District (Planned Development Designation)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District (Planned Residential Development)
East:	Medium Density Residential District (Planned Residential Development) - General Agriculture District
West:	Low Density Residential District (Planned Residential Development) - General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/25/2011
REVIEWED BY	Vicki L. Fisher / Karley Halsted

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the Planning Commission, a Master Plan for the

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- unplatted balances located east and west of the site shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, a grading plan showing building envelopes shall be submitted for review and approval;
 3. 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 and signed and sealed final construction plans shall be submitted to the Growth Management Department;
 4. Prior to Preliminary Plat approval by the City Council, the construction plans for Rustic Ridge Court shall be revised to show the street located within a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface or a Variance to the Subdivision Regulations shall be obtained;
 5. Prior to Preliminary Plat approval by the City Council, an Exception shall be obtained to waive the requirement to provide an intermediate turnaround every 600 feet along Rustic Ridge Court, a cul-de-sac street, as per the Street Design Criteria Manual or the plat document and construction plans shall be revised to comply with the requirement;
 6. Prior to Preliminary Plat approval by the City Council, an Exception shall be obtained to allow a Rustic Ridge Court, a cul-de-sac street, to serve 23 lots in lieu of a maximum 20 lots as per the Street Design Criteria Manual or the plat document shall be revised to comply with the requirement;
 7. Prior to Preliminary Plat approval by the City Council, an Exception 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;
 8. Prior to Preliminary Plat approval by the City Council, a geotechnical report shall be submitted for review and approval;
 9. Prior to Preliminary Plat approval by the City Council, a drainage plan shall be submitted for review and approval. In addition, the plat document must be revised to show drainage easements as needed;
 10. Prior to Preliminary Plat approval by the City Council, erosion and sediment controls shall be provided to prevent sediment transport off the site and a permanent vegetative cover with a density of 70% of the native cover must be established on the property in compliance with Chapter 8.34 and 8.50 of the Rapid City Municipal Code;
 11. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 12. Upon submittal of a Final Plat application, a Covenant Agreement shall be executed to provide the maintenance of the proposed Drainage Lot;
 13. 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;
 14. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,
 15. The approved Preliminary Plat for which no grading, construction or other improvements have been initiated within two years of the date of approval of the plat shall be deemed as expired. However, the owner or applicant of the plat may, prior to the termination of the two year period, request a one year extension subject to approval by the City Council.

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GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create 30 lots leaving an unplatted non-transferable balance located east and west of the site. In addition, the applicant has submitted an Initial and Final Planned Residential Development (File #11PD013) to create 29 single family residential lots and a drainage lot. The applicant has also submitted a Rezoning request (File #11RZ002) to rezone the southern portion of the property from General Agriculture District to Low Density Residential District.

The property is located west of the intersection of Overview Lane and Nugget Gulch Road and is currently void of any structural development.

STAFF REVIEW:

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

Master Plan: Platting the property as proposed will leave an unplatted non-transferable balance located east of the property along Nugget Gulch Road and west of the property along Sheridan Lake Road. As such, prior to Preliminary Plat approval by the Planning Commission, a Master Plan must be submitted for review and approval showing the future development of these two areas.

Grading Plan: To date a grading plan has not been submitted for review and approval. As such, staff recommends that prior to Preliminary Plat approval by the Planning Commission, a grading plan showing building envelopes be submitted for review and approval to insure that an adequate building envelope is being provided on each lot.

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 all of the proposed lots will have a length twice the distance of the width. As such, staff is recommending that upon submittal of a Preliminary Plat application, 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.

Rustic Ridge Court: The Preliminary Plat identifies Rustic Ridge Court as a 930 foot long cul-de-sac street extending off Nugget Gulch Road to serve 23 residential lots. Since the street serves more than 20 dwelling units, it is classified as a sub-collector 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. The construction plans show the street located within a 49 foot wide right-of-way and constructed with a 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Prior to Preliminary Plat approval by the City Council, the construction plans for Rustic Ridge Court must be revised to show the street located within a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface or a Variance to the Subdivision Regulations must be obtained.

The Street Design Criteria Manual states that an intermediate turnaround must be provided every 600 feet along a cul-de-sac street. As previously indicated, Rustic Ridge Court measures 930 feet in length. As such, prior to Preliminary Plat approval by the City Council,

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an Exception must be obtained to waive the requirement to provide an intermediate turnaround every 600 feet along Rustic Ridge Court or the plat document and construction plans must be revised to comply with the requirement.

The Street Design Criteria Manual states that a cul-de-sac street may serve up to 20 dwellings. As previously indicated, Rustic Ridge Court will serve 23 residential lots. As such, prior to Preliminary Plat approval by the City Council, an Exception must be obtained to allow a Rustic Ridge Court to serve 23 lots in lieu of a maximum 20 lots as per the Street Design Criteria Manual or the plat document must be revised to comply with the requirement.

Geotechnical Report/Drainage Plan: To date, a geotechnical report and a drainage plan has not been submitted for review and approval. As such, staff recommends that prior to Preliminary Plat approval by the City Council, a geotechnical report and a drainage plan be submitted for review and approval as required. In addition, the plat document must be revised to show drainage easements as needed.

Drainage Lot: The Preliminary Plat identifies a drainage lot located in the southwest corner of the proposed development. Staff recommends that upon submittal of a Final Plat application, a Covenant Agreement be executed to provide the maintenance of the proposed drainage lot.

Air Quality/Storm Water Quality: The property is currently in violation of Chapter 8.34 and 8.50 of the Rapid City Municipal Code which regulates Air Quality and Storm Water Quality. As such, prior to Preliminary Plat approval by the City Council, erosion and sediment controls must be maintained to prevent sediment transport off the site and a permanent vegetative cover with a density of 70% of the native cover must be established on the property in compliance with Chapter 8.34 and 8.50 of the Rapid City Municipal Code.

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.

Staff recommends that upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed be posted and the subdivision inspection fees be paid.

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.

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