

STAFF REPORT
March 24, 2011

No. 11PL014 - Preliminary Plat

ITEM 21

GENERAL INFORMATION:

APPLICANT	Doug Sperlich - Sperlich Consulting, Inc.
PROPERTY OWNER	Prairie Meadows of Rapid City, LLC
REQUEST	No. 11PL014 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Tract A of Prairie Meadows Subdivision and Government Lot 4 of Section 18, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 through 8 of Block 1, Lots 1 through 6 of Block 2, and Lot 1A and Lot 1B of Block 3 of Prairie Meadows Subdivision
PARCEL ACREAGE	Approximately 4.29 acres
LOCATION	At the northeast corner of the intersection of West Nike Road and Country Road
EXISTING ZONING	Low Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Development Designation)
South:	Medium Density Residential District (Planned Development Designation)
East:	Low Density Residential District (Planned Development Designation)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/25/2011
REVIEWED BY	Vicki L. Fisher / Ted Johnson

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 and signed and sealed final construction plans shall

STAFF REPORT
March 24, 2011

No. 11PL014 - Preliminary Plat

ITEM 21

- be submitted to the Growth Management Department;
2. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show Lot 1A and Lot 1B of Block 3 as one lot or a Variance to the Subdivision Regulations shall be obtained to waive the requirement to provide legal access to Lot 1B. In addition, a Variance from the Zoning Board of Adjustment shall be obtained to reduce the minimum lot size in the Low Density Residential District for Lot 1B from 6,500 square feet to 2,744.28 square feet;
3. Prior to Preliminary Plat approval by the City Council, the construction plans for Bengal Drive and Eli Drive shall be revised to show the streets 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;
4. Prior to City Council approval of the Preliminary Plat, construction plans shall be submitted for review and approval showing W. Nike Road constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit and sewer 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 allow the property to be served from the high pressure water service system in lieu of the low pressure water service system or construction plans shall be submitted for review and approval showing the property served from the low pressure water service system;
6. Prior to Preliminary Plat approval by the City Council, an Exception shall be obtained to allow maximum water pressure in excess of 135 psi or construction plans shall be submitted for review and approval identifying compliance with the requirement;
7. Prior to Preliminary Plat approval by the City Council, water plans shall be submitted for review and approval showing the construction of a 12 inch water main from Cobalt Drive along West Nike Road as is abuts the property;
8. 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;
9. Prior to Preliminary Plat approval by the Planning Commission, the Traffic Impact Study dated November 2010 shall be revised to address all redline comments and to identify the triggers and/or warrants for the recommended improvements. The revised Traffic Impact Study shall be sealed and signed by a Professional Engineer and submitted to the Growth Management Department for review and approval;
10. Prior to Preliminary Plat approval by the City Council, a revised drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to show drainage easements as needed;
11. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to include the proposed Major Drainage Easement within the boundaries of the plat or the Major Drainage Easement shall be recorded as a miscellaneous document and a copy of the recorded easement submitted to the Growth Management Department for review and approval. If the Major Drainage Easement is secured as a miscellaneous document, then the plat title shall be revised to eliminate the "Major Drainage Easement of Government Lot 4";
12. Prior to Preliminary Plat approval by the City Council, a Master Utility Plan identifying private and public utilities shall be submitted for review and approval;
13. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
14. Upon submittal of a Final Plat application, a Covenant Agreement shall be executed to

STAFF REPORT
March 24, 2011

No. 11PL014 - Preliminary Plat

ITEM 21

15. provide the maintenance of the proposed Drainage Lot;
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;
16. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,
17. 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.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create 16 lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations (File #11SV004) to waive the requirement to install curb, gutter, sidewalk, street light conduit and sewer and to reduce the pavement width from 40 feet to 20 feet along West Nike Road as it abuts the property. The applicant has also submitted an Initial and Final Planned Commercial Development (File #11PD014) to allow 47 single family residential lots on the property.

On November 1, 2010, the City Council approved a Preliminary Plat (File #10PL069) to create Tract A of Prairie Meadows Subdivision which included a portion of this property. In addition, the City Council approved a Variance to the Subdivision Regulations (File #10SV019) to waive the requirement to install additional pavement, curb, gutter, sidewalk, street light conduit, sewer and water along West Nike Road as it abuts the property.

The property is located northeast of the intersection of Country Road and West 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 nine of the proposed 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.

The applicant has indicated that Lot 1 of Block 3 is proposed to be platted into two lots, Lot 1A and Lot 1B, in order to separate the area of floodplain located on the north side of the lot from the future residential structure to be located on the south side of the lot. However, legal access is not provided to the northern lot, Lot 1B, and the lot has a lot size of 2,744.28 square feet in lieu of a minimum 6,500 square feet as required in the Low Density Residential District. As such, prior to Preliminary Plat approval by the City Council, the plat document must be revised to show Lot 1A and Lot 1B as one lot or a Variance to the Subdivision Regulations must be obtained to waive the requirement to provide legal access

STAFF REPORT
March 24, 2011

No. 11PL014 - Preliminary Plat

ITEM 21

to Lot 1B. In addition, a Variance from the Zoning Board of Adjustment must be obtained to reduce the minimum lot size in the Low Density Residential District from 6,500 square feet to 2,744.28 square feet.

Eli Drive and Bengal Drive: The Preliminary Plat identifies Bengal Drive and Eli Drive extending from West Nike Road to serve the proposed development. The streets are classified as sub-collectors requiring that they 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 streets 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 Eli Drive and Bengal Drive 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.

West Nike Road: The Preliminary Plat identifies West Nike Road located along the west lot line of the property. The street is classified on the City's Major Street Plan as a collector street requiring that they be located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Currently, W. Nike Road is located in a 71 foot wide right-of-way and constructed with a 20 foot wide paved surface and a water main. Prior to City Council approval of the Preliminary Plat, construction plans must be submitted for review and approval showing the street constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit and sewer or a Variance to the Subdivision Regulations must be obtained.

Water: That portion of the property located below 3,300 feet is within the low level pressure water service area. Currently, the low level pressure water system has not been extended into this area. The high level pressure water system is located west of the property. However, due to the elevation of the property, pressure reducing valves must be utilized in order to serve the property from the high pressure water service system. During the review of the Preliminary Plat to create Tract A of Prairie Meadows Subdivision, an Exception was granted to allow the North Rapid High Level Service Zone to serve Tract A. In particular, the Exception was approved with three stipulations: 1) the proposed water system improvements shall include master pressure reducing devices installed in main water distribution system, the use of individual pressure reducing valves is not allowed; 2) proposed water system improvements shall be designed to allow connection to future Low Level Water Service Zone; and, 3) the applicant shall provide water system demand, flow and storage data demonstrating the existing High Level Service Zone system has adequate capacity to serve all, or a portion of the proposed subdivision.

Replattling the property as currently proposed triggers the requirement that an Exception be obtained to allow the North Rapid High Level Service Zone to serve the property. Subsequently, the applicant has submitted Exception requests to allow the property to be served from the North Rapid Water Service Zone and to allow water pressure in excess of 135 psi. The applicant has also provided construction plans showing an eight inch direct connection to the North Rapid Service Zone at West Nike Road and Bengal Drive. The City's water system master plans show a zone separation at West Nike Road and parallel mains along West Nike Road. As such, the City will support the request to allow interim

STAFF REPORT
March 24, 2011

No. 11PL014 - Preliminary Plat

ITEM 21

water service from the North Rapid Service Zone provided the applicant extend the 12 inch main from Cobalt Drive along West Nike Road. The water pressure in this area will exceed the maximum allowable pressure for individual pressure reducing valves (PRV); therefore, a master pressure reducing valve must be installed in the mainline. The water system improvements must be installed such that the system can be connected to the future Low Level system and isolated from the North Rapid Zone.

Staff recommends that prior to Preliminary Plat approval by the City Council, water plans be submitted for review and approval showing the construction of a 12 inch water main from Cobalt Drive along West Nike Road as it abuts the property. Staff also recommends that a master pressure reducing valve be installed in the mainline and that the water system improvements be installed such that the system can be connected to the future Low Level system and isolated from the North Rapid Zone.

Drainage Easement: The Preliminary Plat identifies a Major Drainage Easement located north of Eli Drive to be created by this plat document. However, the easement is located outside the boundaries of the plat. As such, prior to Preliminary Plat approval by the City Council, the plat document must be revised to include the proposed Major Drainage Easement within the boundaries of the plat or the Major Drainage Easement must be recorded as a miscellaneous document and a copy of the recorded easement submitted to the Growth Management Department for review and approval. If the Major Drainage Easement is secured as a miscellaneous document, then the plat title must be revised to eliminate the "Major Drainage Easement of Government Lot 4". Staff also recommends that upon submittal of a Final Plat application, a Covenant Agreement be executed to provide the maintenance of the proposed drainage lot.

Traffic Impact Study: Staff has reviewed the Traffic Impact Study and noted that prior to Preliminary Plat approval by the Planning Commission, the Study must be revised to address all redline comments and to identify the triggers and/or warrants for the recommended improvements. The revised Traffic Impact Study must also be sealed and signed by a Professional Engineer and submitted to the Growth Management Department for review and approval.

Forty Unit Rule: On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". The applicant should be aware that a second street must be provided prior to future platting of the property that would result in more than 40 dwelling units with one point of access or an Exception to the Street Design Criteria Manual must be obtained.

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

STAFF REPORT
March 24, 2011

No. 11PL014 - Preliminary Plat

ITEM 21

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.

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