

STAFF REPORT

October 10, 2002

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**No. 02PL049 - Layout Plat**

**ITEM 5**

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GENERAL INFORMATION:

APPLICANT	Davis Engineering
REQUEST	<b>No. 02PL049 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Tract F of the NW1/4 less Murphy's Subdivision and ROW, Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Block 1, Lots 1 thru 20; Block 2, Lots 1 thru 11; Block 3, Lots 1 thru 21; Block 4, Lots 1 thru 18; Block 5, Lots 1 thru 16; Block 6, Lots 1 thru 20; Block 7, Lots 1 thru 9; Block 8, Lots 1 thru 18; Block 9, Lots 1 thru 25; Block 10, Lots 1 thru 48; and Block 11, Lots 1 thru 29; Murphy Ranch Estates Subdivision, located in the NW1/4 Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 86.714 acres
LOCATION	Approximately 800 feet east of Reservoir Road on Longview Road
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District/General Agriculture District
South:	Limited Agriculture District/General Agriculture District
East:	Limited Agriculture District
West:	Limited Agriculture District/Suburban Residential District
PUBLIC UTILITIES	none
DATE OF APPLICATION	05/10/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

**Staff recommends that the Planning Commission acknowledge the applicant's request to withdraw the Layout Plat.**

GENERAL COMMENTS: **This item has been continued twice since the September 5, 2002 Planning Commission meeting. This Staff Report has been revised as of September 30, 2002. All revised or added text is shown in bold print.** The applicant has submitted a Layout Plat to subdivide an existing eighty-acre tract of land into 235 residential lots. The Layout Plat shows that open space will be provided in the northeast corner of the property

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that will also function as a detention dam. The subject property is located south of Long View Road, east of Reservoir Road, and north of East Highway 44 in Rapid Valley. The subject property is located within Rapid City's three-mile platting jurisdiction.

STAFF REVIEW: Staff has reviewed this Layout Plat and has identified numerous critical issues that must be addressed by the applicant before the Layout Plat can proceed. Some of these issues relate to additional information required by the applicant while other issues involve required revisions to the Layout Plat.

Utilities: The applicant has not submitted any information regarding how sewer and water will be provided to the proposed subdivision with the exception of a note on the Layout Plat indicating that a 12 inch water main will be installed along the south side of the Long View Road right of way. The Engineering Division has noted that the standard location for water mains is within the right of way on the north side of the road. When plans are submitted for the extension of water and sewer to the proposed subdivision the water main should be located along the north side of Long View Road unless otherwise requested by the Rapid Valley Sanitary District. As of September 18, 2002, the applicant has not submitted the requested information concerning the provision of water and sanitary sewer to the proposed subdivision.

The Engineering Division has indicated that a utility master plan must be submitted for this proposed major subdivision. The Layout Plat subject property is located within the Rapid Valley Sanitary District service boundary and they have indicated that all sanitary sewer and water main improvements must be constructed to the Rapid Valley Sanitary Sewer Districts standards. As of September 18, 2002, the applicant has not submitted the requested utility master plan.

Road Issues: Staff has identified a number of road issues related to this Layout Plat. First, it appears that there are an insufficient number of connections to surrounding properties and roads. The proposed Layout Plat shows that only two roads will provide ingress/egress for the proposed 235 lots to the subdivision via Long View Road. Staff is recommending that the applicant submit a revised Layout Plat indicating a connection to the east to Rommel Road, to the south to Tract G and to the west to Reservoir Road. Secondly, it appears that the western-most north/south cul-de-sac exceeds the maximum cul-de-sac length allowed by the Street Design Criteria Manual. Thirdly, several of the proposed intersections do not meet the intersection spacing criteria of the Street Design Criteria Manual. Fourth, the Engineering Division has indicated concern with the sight distance at both access locations on Long View Road and is requesting that the applicant submit information that demonstrates that both proposed access locations comply with the sight distance requirements of the Street Design Criteria Manual. Fifth, the Pennington County Highway Department has indicated that no improvements for Long View Road are currently included in the Pennington County five year road plan. The addition of 235 lots utilizing Long View Road as principal access will trigger improvements to Long View Road such as deceleration lanes and right turn lanes. As of September 18, 2002, the applicant has not submitted the requested information regarding the location of road connections from the proposed subdivision to surrounding properties, revised plans that show cul-de-sac lengths that comply with the Street Design Criteria Manual, revised plans that show intersection spacing

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between proposed roads that complies with the Street Design Criteria Manual and information demonstrating that the proposed access location to Long View Road provides sufficient sight distance to comply with the requirements of the Street Design Criteria Manual.

Long View Road is classified as an arterial road on the adopted Major Street Plan. The Street Design Criteria Manual requires a minimum of 100 feet of right of way for arterial roads. Currently, the right of way width of Longview Drive is 66 feet. Therefore, staff is requesting that at Preliminary Plat submittal, 17 feet of additional right of way be dedicated as part of the platting of this property. Another 17 feet of right of way will be obtained when the property on the south side of Longview Drive is platted.

Site Plan: The Engineering Division has noted that topographic mapping and a site plan must be submitted identifying all existing structures, utilities, drives, and other improvements both on the subject property and along the north side of Long View Road. As of September 18, 2002, the applicant has not submitted the requested site plan.

Lot Layout: Staff has several concerns regarding the proposed lot layout shown on the Layout Plat. First, a number of double-frontage lots are proposed along Longview Drive. Double-frontage lots are discouraged; however, where double frontage lots are essential to provide separation of residential development from traffic arteries a planting screen easement of not less than ten feet in width must be provided on each double frontage lot. In addition, non-access easements must be provided along the Long View Road frontage of the double frontage lots and each lot must have a minimum depth of 125 feet. Second, it appears that some of the lots may be more than twice as long as they are wide which is not allowed according to the Subdivision Regulations.

Drainage Requirements: Major drainage planning and design information must be submitted by the applicant as part of the Layout Plat. This drainage information must address the flows through the site from the north and the affects of additional runoff on downstream facilities such as the Murphy Ditch, U. S. Highway 44, Little Giant Ditch and Anderson Road. The Engineering Staff has noted that on-site storm water detention will be required and that the detention design must include outlet releases that do not exceed current downstream channel capacities. Staff has noted that the final lot layout will be directly related to an acceptable drainage plan and is requesting that further drainage information be submitted for review and approval prior to approval of the Layout Plat. A complete drainage plan will be required as part of any future Preliminary Platting. As of September 18, 2002, the applicant has not submitted the requested drainage plan and design information.

Future Requirements: Although not required at this time, additional information will be required upon submittal of any future Preliminary Plat applications. The required information includes: geological/geotechnical information studies; specific information regarding lot size, the inclusion of non-access easements along Longview Drive except for approved approach locations; a plan showing the location of fire hydrants that met the requirements of the Uniform Fire Code; all proposed street names must be submitted for review and approval of the Emergency Services Dispatch Center and complete engineering design plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code.

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Phasing Plan: The applicant did not indicate on the Layout Plat a phasing plan. However, the applicant has indicated to staff that the subdivision will be developed in phases. Staff is recommending that prior to Layout Plat approval that a phasing plan be submitted for review to further clarify when road improvements such as deceleration lanes and right turn lanes will be required on Long View Road and when additional drainage improvements will be required both on-site and off-site. **On September 13, 2002, the applicant submitted Preliminary and Final Plat #02PL093 to subdivide a portion of the subject property into 37 residential lots. In addition, the applicant submitted a revised Layout Plat identifying that the 86 acre parcel will be developed in four phases. Phase One proposes to create 37 lots as shown on Preliminary and Final Plat #02PL093. Phase Two proposes to create 21 lots located south and east of the subject property. Phase Three proposes to create 47 lots located south of Phase Two. Finally, Phase Four proposes to create 8 lots located east of Phase One, adjacent to Longview Road. The revised Layout Plat also identifies the elimination of 70 lots located in the southeast corner of the 86 acre parcel previously shown on this Layout Plat. The applicant has indicated that the revised Layout Plat will replace this Layout Plat and, as such, has requested that this Layout Plat be withdrawn.**