

STAFF REPORT

November 7, 2002

No. 02PL047 - Layout Plat

ITEM 4

GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc.
REQUEST	No. 02PL047 - Layout Plat
EXISTING LEGAL DESCRIPTION	Tract 2; Tract 4 less Lot H1, Pine View Terrace, Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 22, Block 1; Lots 1 thru 4, Block 2; Lot 1 thru 18, Block 3; Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 36.26 acres
LOCATION	Northeast of Southwest Middle School, 4501 Park Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District w/PRD
South:	Public District
East:	General Agriculture District
West:	Public District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	05/09/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Layout Plat be continued to the November 21, 2002 Planning Commission meeting at the applicant's request.

GENERAL COMMENTS: (Updates to the staff report are shown in bold.) This item was continued from the October 24, 2002 Planning Commission meeting at the applicant's request. The applicant has indicated that he is concerned about the requirement to dedicate 17 feet of right of way along the Park Drive frontage and would like to review possible alternatives before proceeding with the Layout Plat. The applicant has requested that the Layout Plat be continued to the November 21, 2002 Planning Commission meeting. This Layout Plat proposes to subdivide an approximately 36 acre tract into 26 single family dwelling lots and 18 duplex lots. The property is located on the east side of Park Drive directly south of Parkridge Subdivision. The lots range in size from .5 acres to 1.6 acres. The development master plan submitted with this request shows that

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the duplex lots will all be located adjacent to Park Drive and the single family dwelling lots will be accessed from internal streets. The Layout Plat shows a cul-de-sac intersecting with Park Drive in the south west corner of the subject property and another cul-de-sac in the northeast corner of the property extending east through the adjacent property.

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 where 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 that is provided. All specific details of the subdivision may not be addressed at the Layout Plat 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 a special exception, whichever is applicable.

STAFF REVIEW: Staff has reviewed the proposed Layout Plat and noted the following considerations:

Subdivision Name: The Pennington County Register of Deeds has commented that upon Preliminary Plat submittal the proposed subdivision name is subject to review and approval. The subdivision name Severson Subdivision has already been used in Pennington County and may not be used for this subdivision.

Road Names: The Emergency Services Communications Center Coordinator has noted that upon Preliminary Plat submittal the proposed street names will be subject to review and approval by the Emergency Services Communication Center Coordinator.

Fire Department Concerns: The Fire Department has indicated that all streets, driveways, and cul-de-sacs must be constructed in compliance with the City Street Design Criteria Manual and all applicable Uniform Fire Codes. Turnarounds must be provided at all dead-end streets, even temporary dead-end streets. The Fire Department has indicated that fire hydrants shall be located in accordance with City and Uniform Fire Code requirements and that the proposed fire hydrants must be installed and operational prior to issuance of a building permit and/or any construction on the site using combustible material(s). In addition, the Fire Department has indicated that a Wild Fire Mitigation Plan may be needed in areas of the subject property. Staff is recommending that the applicant work with the Fire Department to design and implement a Wild Fire Mitigation Plan prior to Final Plat approval. Street signs and lot addresses must be posted prior to or in conjunction with building construction.

Zoning: The subject property is currently zoned Low Density Residential Zoning District. The development master plan that was submitted with this request identified that the 18 lots abutting the Park Drive right of way would be developed as townhouse lots. Townhomes are permitted in the Low Density Residential II, Medium Density Residential and High Density Residential Zoning Districts and within Planned Residential Developments. The

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applicant has the option of either requesting a Planned Residential Development or submitting a rezoning request for that portion of the property to be developed as townhouses. In either case, all requirements of Section 17.50.030 and 17.50.040 of the Rapid City Municipal Code must be met.

Park Drive Access Concerns: As mentioned previously, the subject property is located on the north side of Park Drive across from Corral Drive Elementary School and Southwest Middle School. The school complex has two approaches from Park Drive. The north entrance to the school complex is located directly across Park Drive from proposed lots 14 and 15 of Block 3 and the south entrance is located approximately 300 feet south of the intersection of a proposed cul-de-sac and Park Drive. Vehicular traffic enters the school complex at the north approach and exits the complex at the south approach. During the morning drop-off and afternoon pick-up periods, traffic congestion along Park Drive is a major problem. Traffic backs-up on Park Drive both to the south and the north at both approaches for several hundred feet while students are being dropped off or picked up from school. Staff is very concerned with the applicant's proposal to develop townhouse lots along Park Drive that take direct access onto Park Drive. Staff would like the applicant to consider developing the townhouse lots with parking courts rather than standard driveways where vehicles back into the right of way. At minimum, shared approaches for properties taking access directly from Park Drive will be required. The Engineering Division has noted that a minimum distance of 200 feet between approaches will be required for approaches along Park Drive.

The proposed cul-de-sac located approximately 300 feet north of the south school approach provides access to 13 dwelling units. This cul-de-sac is located between the two primary entrances to the school complex where the traffic problems are already occurring. Staff is recommending that a maximum of 13 dwelling units be allowed to take access from the proposed cul-de-sac and that any request to allow additional units along the cul-de-sac would require a traffic impact study. The Engineering Division has also noted that prior to Preliminary Plat approval the applicant must demonstrate that the sight distance at the proposed intersection of Park Drive and the cul-de-sac meets AASHTO criteria.

Road Network: On September 17, 2001 the City Council approved a Layout Plat for the property located directly east of the subject property, Dunham Estates Subdivision. That Layout Plat was approved with the stipulation that the applicant revise the plat to show a road connection to the subject property approximately 130 feet south of the quarter section line. The development master plan submitted with this request shows the connection to Dunham Estates located approximately 450 feet south of the quarter section line. Staff is recommending that the applicant coordinate with the adjacent land owner to determine the most feasible route for the through street prior to Preliminary Plat submittal.

Right Of Way: The Engineering Division has noted that the platting of property along Park Drive will require the dedication of an additional 17 feet of right of way. Park Drive is classified as an arterial road on the Major Street Plan and as such requires a total right of way width of 100 feet or a Subdivision Variance must be obtained. Currently, the Park Drive right of way abutting the subject property is 66 feet wide. The applicant is responsible for dedicating half of the width required by the Street Design Criteria Manual and the remaining

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width will be obtained when the property on the west side of Park Drive is subdivided.

Parking: The Street Design Criteria Manual precludes on-street parking along an arterial road. As a part of the Preliminary Plat submittal the applicant must show how the off-street parking requirements in Section 17.50.270 of the Rapid City Municipal Code and in the Street Design Criteria Manual will be met.

Utilities: The Engineering Division Staff has noted that sanitary sewer and water master plans must be submitted prior to Layout Plat approval. Staff has concerns with the applicant's ability to provide gravity sewer to the lots proposed on the eastern side of this subdivision if this development precedes the development of the adjacent property. The sanitary sewer main will need to be extended along Park Drive to provide sanitary sewer service to the lots on the west side of the proposed development.

The Engineering Division has also indicated that a high pressure water line may be needed to serve the upper portions of the proposed development and that the location of the water line easement to Parkridge Subdivision should be included on the development master plan.

As of September 18, 2002, the requested sanitary sewer and water master plans and drainage plans have not been submitted for review and approval. The applicant has indicated that he would like to include the requested utility master plan with the Preliminary Plat submittal rather than with the Layout Plat request. As mentioned previously, staff has serious concerns with the applicant's ability to provide gravity sewer and adequate water pressure to all of the proposed lots. Staff requested the utility master plan to ensure that the required utilities could be accommodated with the applicant's proposed lot layout. Staff would like the applicant to be aware that revisions to the lot layout as approved by this Layout Plat may be required during the Preliminary Plat review to accommodate the required utilities.

Drainage: The Drainage Engineer has commented that the applicant may want to consider completing a comprehensive drainage study at this phase of platting. Several issues need to be addressed prior to development of the subject property including: a drainage management plan that maintains the storm water flows from the property to pre-developed amounts for the full range of storms, the coordination of drainage plans with the adjacent property owner to the east and the evaluation of the proposed development on Park Drive and the necessity for additional storm water infrastructure. In addition, the Preliminary Plat submittal should include provisions for sediment and erosion control as well as preventative measures to minimize the amount of mud tracked onto existing streets during construction.