

STAFF REPORT

October 26, 2000

PLAT #00PL106 - Layout Plat

ITEM 23

GENERAL INFORMATION:

PETITIONER	Dream Design for Doyle Estes
REQUEST	PLAT #00PL106 - Layout Plat
LEGAL DESCRIPTION	The west 340 feet of the unplatted portion of the S1/2 of the N1/2 of the SW1/4 of Section 3, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.539 Acres
LOCATION	Approximately 1000 feet north of Jolly Lane Road off of Race Track Road
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	General Commercial District (City)
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Layout Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Upon submittal of the Preliminary Plat, a topographic survey by a licensed surveyor and grading plans shall be submitted for review and approval;
2. Upon submittal of the Preliminary Plat, a complete drainage plan per the Racetrack Drainage Basin Design Plans shall be submitted for review and approval. The drainage plan shall include the design of an outlet channel for the proposed detention facility to insure that adequate drainage easements are provided;
3. Upon submittal of the Preliminary Plat, a Utility Master Plan prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and water mains to the subject property and the property located directly north of the subject property shall be submitted for review and approval;

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4. Upon submittal of the Preliminary Plat, a complete street design plan shall be submitted showing the location of utilities, storm drainage, curb and gutter, street light conduit and sidewalk improvements;
5. Prior to Final Plat approval by the Planning Commission, major drainage easements shall be shown on the plat as required by the Engineering Division;

Urban Planning Division Recommendations:

6. Prior to Final Plat approval by the City Council, the plat shall be revised to show East 39th Street as Jolly Lane;
7. Prior to Final Plat approval by the City Council, the plat shall be revised to preclude the construction of a cul-de-sac in excess of 1,200 feet or a Special Exception to the Street Design Criteria Manual shall be obtained;
8. Prior to Final Plat approval by the City Council, the rezoning request from No Use District to Low Density Residential District shall be effective;
9. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
10. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fee shall be paid.

GENERAL COMMENTS: The applicant has submitted a Layout Plat to subdivide a 28.28 acre parcel into two residential lots located at the northern most terminus of East 39th Street. The lots will be sized 1.059 and 1.480 acres, respectively. A 25.759 acre parcel will remain as a nontransferable balance until such time as it is also platted.

The applicant has submitted a Master Plan of the subject property and of additional acreage located directly east of the subject property. The Master Plan identifies the proposed residential development along East 39th Street with additional residential development at the western terminus of Sweetbriar Street and Avenue A. The balance of the property located between the two areas of residential development is identified as a "drainage easement". This plat is identified as "Phase I" on the Master Plan.

In conjunction with the Layout Plat, the applicant has submitted a Petition for Annexation and a rezoning request to rezone the subject property from No Use to Low Density Residential with a Planned Development Designation. The applicant has also submitted a Comprehensive Plan Amendment to amend the Elk Vale Neighborhood Area Future Land Use Plan to change the future land use designation from Public with an alternate designation of General Commercial with a Planned Commercial Development to Low Density Residential. (See companion items.) The applicant has indicated that the "Children's Home Organization" is proposing to construct a children's home on the subject property to serve displaced children within our community.

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

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Zoning: As previously indicated, the applicant is seeking to rezone the subject property from No Use District to Low Density Residential District with a Planned Development Designation. A children's home may be located on the subject property through an approved Planned Residential Development. The Planned Residential Development will serve to mitigate any negative impacts the use will have on the adjacent properties. Prior to City Council approval of the Final plat, the rezoning request from No Use District to Low Density Residential District must be effective.

Access: The subject property is located approximately 1,000 feet north of the intersection of Jolly Lane, Race Track Road and East 39th Street at the northern most terminus of East 39th Street. East 39th Street is located within a 66 foot wide section line right-way and is currently constructed with an approximate twenty foot wide paved surface to the southern lot line of the subject property. That portion of East 39th Street located adjacent to the subject property has not been constructed. East 39th Street is classified as a Local Road requiring a minimum 20 foot wide paved surface with curb, gutter and sidewalks. Prior to Final Plat approval, that portion of East 39th Street located adjacent to the subject property must be constructed as identified or a Subdivision Regulations Variance must be obtained.

In addition, the site plan identifies East 39th Street as a dead end road with a cul-de-sac located along the north lot line of the subject property. The length of the cul-de-sac measures approximately 1,560 feet. The Street Design Criteria Manual allows a maximum cul-de-sac length of 1,200 feet. Prior to Final Plat approval, the plat must be revised to preclude the construction of a cul-de-sac in excessive of 1,200 feet or a Special Exception to the Street Design Criteria Manual must be obtained.

Staff is concerned with the confusion created by the existing road name(s) for the roadway identified within the section line right-of-way that serves as legal access to the subject property. Currently, that portion of the road located adjacent to the subject property is identified as East 39th Street. Thirty-ninth Street extends south approximately 1,000 feet and is then identified as Race Track Road. Race Track Road extends south to S. D. Highway 44 but is identified as Jolly Lane on the south side of the highway. In addition, the road extending west-northwest from the intersection of East 39th Street and Race Track Road is also identified as Jolly Lane. In visiting with the Pennington County Planning Department, it has been determined that Race Track Road and East 39th Street should be renamed Jolly Lane. The Emergency Service Communication Center concurs with the road name change in order to clarify and minimize emergency service response time to the area. In addition, the City will rename that portion of Jolly Lane currently extending from Race Track Road to Elk Vale Road. The Pennington County Planning Department has indicated that they will initiate the procedures for the identified road name changes on Race Track Road and East 39th Street. Staff is recommending that the applicant revise the proposed plat to identify that portion of the road adjacent to the subject property as Jolly Lane.

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Sewer and Water System: Currently, City sewer and water is located within the Elk Vale Road right-of-way located west of the subject property. In addition, Rapid Valley Sanitary District sewer and water lines are located within East 39th Street right-of-way located directly south of the subject property. The property is currently located in the Rapid Valley Sanitary District service area boundary. The Engineering Division has indicated that a Master Plan must be submitted identifying the future extension of sewer and water to the properties located directly north of the subject property, also owned by the applicant, as well as the subject property. The applicant has indicated that a Utility Master Plan will be submitted upon Preliminary Plat submittal.

Grading Plan: A topographic survey prepared by a licensed surveyor and grading plans must be submitted for review and approval upon Preliminary Plat submittal.

Drainage Data: A complete drainage plan per the Racetrack Drainage Basin Design Plans must be submitted for review and approval. The drainage plan must include the design of an outlet channel for the proposed detention facility to insure that adequate drainage easements are provided. The Engineering Division has indicated that the existing stock dam located along the eastern portion of the property as identified on the Master Plan must remain until a permanent detention pond is constructed. Staff is recommending that upon Preliminary Plat submittal, the required drainage information be submitted for review and approval.

Subdivision Improvements: In conjunction with the Preliminary Plat application, complete engineering plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. These plans shall include construction plans in compliance with City Standards and the Street Design Criteria Manual for all subdivision improvements.

Staff believes that this proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the states stipulations.