

STAFF REPORT

September 6, 2001

No. 01PL078 - Layout Plat

ITEM 8

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Tom Farrar
REQUEST	No. 01PL078 - Layout Plat
LEGAL DESCRIPTION	Lots 1-8 of Block 1; Lots 1-6 of Block 2; Lots 1-8 of Block 3; Lots 1-17 of Block 4; Lots 1-23 of Block 5; Lots 1-20 of Block 6; Lots 1-18 of Block 7, Lots 1-8 of Block 8, Lots 1-12 of Block 9 all located in Homestead Subdivision, Section 3, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 38.662 acres
LOCATION	West of the intersection of Reservoir Road and Meadowridge Drive
EXISTING ZONING	Limited Agriculture District (County)
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	Rapid Valley Sanitary District (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 revised drainage plan shall be submitted for review and approval;**
- 2. Upon submittal of the Preliminary Plat, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval;**
- 3. Upon submittal of the Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval;**
- 4. Upon submittal of the Preliminary Plat, a revised utility plan shall be submitted for review and approval reflective of the increase in density on the subject property;**
- 5. Upon submittal of the Preliminary Plat, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. In particular, a complete street design plan shall be submitted**

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showing the location of utilities, storm drainage, curb and gutter, and sidewalk improvements. In addition, temporary turnarounds shall be provided at the end of the proposed roads located in the northwest, northeast and southwest corners of the property, respectively;

6. Prior to Final Plat approval by the City Council, the plat shall be revised to show a non-access easement along Reservoir Road. In addition, a non-access easement must be shown along Homestead Street except for approved approach location(s);
7. Prior to Final Plat approval by the City Council, the drainage lot and/or major drainage easements shall be shown on the plat as required by the Engineering Division;
8. Prior to Final Plat approval by the City Council, the applicant shall submit a copy of a road maintenance agreement;

Fire Department Recommendation:

9. Upon submittal of the Preliminary Plat, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval;

Rapid Valley Sanitary District Recommendation:

10. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall meet with the Rapid Valley Sanitary District for a pre-construction meeting;

Emergency Services Communication Center Recommendation:

11. Upon submittal of the Preliminary Plat, road names for the unnamed streets located within the proposed subdivision shall be submitted for review and approval. In addition, the plat shall be revised to correctly identify the street names;

Urban Planning Division Recommendations:

12. Upon submittal of the Preliminary Plat, a phasing plan shall be submitted for review and approval;
13. Prior to Final Plat approval, the property shall be rezoned to meet the minimum lot size of the Pennington County Zoning Ordinance or a variance shall be obtained waiving the lot size requirement;
14. Prior to Final Plat approval, the plat shall be revised to show a ten foot wide planting screen easement along Reservoir Road;
15. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
16. 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: This item was continued at the August 23, 2001 Planning Commission meeting to allow the applicant to submit additional information. On August 24, 2001, the staff met with the applicant to discuss issues relative to the

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proposed plat. This Staff Report has been revised as of August 28, 2001. All revised or added text is shown in bold print. The applicant has submitted a Layout Plat to subdivide the subject property into 120 residential lots. The property is located west of the intersection of Reservoir Road and Meadowridge Drive and is currently void of any structural development.

STAFF REVIEW: During the review of the Layout Plat request, staff identified a number of concerns that must be addressed in order for the project to be approved.

Zoning: The property is located in Pennington County outside of the City limits of Rapid City but within the City's three mile platting jurisdiction. The property is zoned Limited Agriculture District requiring a minimum lot size of ten acres. A note on the Layout Plat states that the average lot size for the proposed lots is .22 acres. No individual lot size annotation is shown. (It appears that all lots are less than one-third of an acre in size.) Prior to Final Plat approval, the property must be rezoned to meet the minimum lot size requirement of the Pennington County Zoning Ordinance or a variance must be obtained waiving the lot size requirement.

Drainage: The Engineering Division has indicated that preliminary drainage plans for the detention cell to be located along the south property line must be submitted for review and approval. The proposed lot configuration is subject to change based on the design of the detention cell. The Pennington County Drainage Engineer has indicated that the drainage plan must account for development and detention of existing and future drainage on the property. In addition, the Engineering Division has indicated that the drainage plan should be coordinated with the drainage design on the property located directly south of the subject property. **The Engineering Division has indicated that the southern portion of the drainage lot located adjacent to Lots 3 and 4 of Block 2 must be shifted to the west to align with the drainage channel located on the adjacent property directly south of the subject property. Upon Preliminary Plat submittal, the plat must be revised to show the relocation of the drainage lot. In addition, the drainage plan must be adjusted accordingly.**

Road(s): Staff is recommending that the plat be revised to show a straight alignment of Zieback Street along the western portion of the property as it crosses Homestead Street. In addition, the Pennington County Highway Department has indicated that the curve(s) shown on Haakon Street appear to be too sharp requiring that this portion of the plat also be reconfigured. A second access road must also be shown in the northeast corner of the subject property to serve as a connector road to the adjacent property. In addition, the plat must be revised to eliminate and/or reduce to the greatest degree possible those lots having double street frontage. **On August 27, 2001, the applicant submitted a revised Layout Plat addressing the alignment issues relative to Zieback Street and Haakon Street as requested. In addition, a second access road is shown in the northeast corner of the property. The plat has also been revised to eliminate the connector road along the northern portion of the property. The applicant has indicated that the proposed drainage lot divides the subject property within this area and, as such, has revised the plat accordingly. The Engineering Division has indicated that they support the revised road alignment contingent upon no more than 40 dwelling units being served**

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from one principal access road.

Staff has also indicated that the plat must be revised to show a non-access easement along Reservoir Road. In addition, a non-access easement must be shown along Homestead Street except for along those lots that have no access onto lower-order streets. Homestead Street is classified as a collector road on the Major Street Plan requiring a minimum 76 foot wide right-of-way. The plat currently identifies Homestead Street as a 60 foot wide right-of-way. Prior to Final Plat approval, the plat must be revised to show an additional 16 feet of right-of-way along Homestead Drive, eight (8) feet on either side. **The revised plat identifies a 76 foot wide right-of-way along Homestead Drive as requested.**

Reservoir Road is classified as a principal arterial road on the Major Street Plan. Currently, the northern portion of Reservoir Road as it abuts the subject property, is developed as a graveled roadway. Prior to Final Plat approval, Reservoir Road must be improved to principal arterial road standards with street light conduit, dry sewer and water, pavement, curb, gutter and sidewalk. In addition, Section 16.12.190 of the Subdivision Regulations states that .."along the line of lots abutting traffic arteries or any other such disadvantageous feature, the subdivider shall put in a planting screen easement of not less than ten feet in width, across which no right of access shall be provided. Prior to Final Plat approval, the plat must be revised to show a ten foot wide planting screen easement along Reservoir Road. (Please note, the subdivision regulations do not require that easements be planted or developed; however, it would be desirable that the landscaping be installed.)

Emergency Services Communication Center: The Emergency Services Communication Center has indicated that the plat must be revised to show the road located along the east lot line as "Reservoir Road" instead of "East Fifty-Third Street". In addition, proposed road names for the unnamed roadways within the development must be submitted for review and approval.

Waste-Water: The property is located within the service boundaries of the Rapid Valley Sanitary District. Engineering has indicated that the utility master plan for this area accounts for a lesser density on the subject property. As such, the Engineering Division has indicated that the utility master plan must be revised to reflect the proposed density. In particular the utility plan must demonstrate no surcharge loading on the main downstream sewer at peak loading. The Rapid Valley Sanitary District is requesting a pre-construction meeting prior to approval of the proposed development.

Uniform Fire Code: The Fire Department has indicated that all Uniform Fire Codes must be met. In particular, Section 903.2 of the Uniform Fire Code states that "an approved water supply capable of supplying the required fire flow protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the Chief". Prior to issuance of a building permit or on-site construction using combustible material(s), an approved water supply must be provided. Section 903.3 of the Uniform Fire Code states

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that the "water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems". Staff is recommending that all provisions of the Uniform Fire Code be met.

Phasing Plan: Staff is recommending that a phasing plan for the proposed development be submitted for review and approval. The phasing plan must demonstrate that one principal road does not serve more than 40 dwelling units before a second access road is provided. In addition, the Pennington County Highway Department is reviewing traffic impacts that the proposed development may have on Reservoir Road and, subsequently, Twilight Drive. The Pennington County Highway Department has indicated that the County is concerned with allowing additional development within this area until a road connection is made to Elk Vale Road located west of the subject property. As such, staff is recommending that the approximate dates of completion for each phase be included in the phasing plan to determine the need to connect to Elk Vale Road as a part of this development.

Staff believes that this proposed plat generally complies with all applicable zoning and subdivision regulations based upon compliance with the stated stipulations.