

STAFF REPORT

September 6, 2001

No. 01PL087 - Layout Plat

ITEM 26

GENERAL INFORMATION:

PETITIONER	George & Nancy Dunham
REQUEST	No. 01PL087 - Layout Plat
LEGAL DESCRIPTION	Lots 1-4, Block 1, Lots 1-10, Block 2, Lots 1-14, Block 3, Lots 1-11, Block 4, Lots 1-10, Block 5, Lots 1-15, Block 6, Lots 1-15, Block 7, Lots 1-7, Block 8, Dunham Subdivision, Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 118.30 Acres
LOCATION	South of the current terminus of Palmer Drive, west of the current terminus of Meadowbrook Drive and north of the current terminus of Severson Street
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	Park Forest District/Low Density Residential District
West:	Low Density Residential District (PRD)/Low Density Residential District
PUBLIC UTILITIES	City Water and Sewer to be extended
REPORT BY	Blaise Emerson

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the Planning Commission, 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;
2. Prior to Preliminary Plat approval by the Planning Commission, a geotechnical report shall be submitted for the subject property;
3. Prior to Preliminary Plat approval by the Planning Commission, a detailed topographic survey shall be provided;
4. Prior to Preliminary Plat approval by the Planning Commission, a complete drainage report shall be provided including a design for the detention facility(s);
5. Prior to Preliminary Plat approval by the Planning Commission, a complete grading plan shall be provided including provisions for lot line drainage;
6. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall

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provide a design for any pressure sewer system that may be needed;

7. The street providing access to the unplatted property to the east shall be moved to be a minimum of one hundred feet from the south property line of the Parkridge Village development;

Fire Department Recommendations:

8. Prior to Preliminary Plat approval by the Planning Commission, plans shall be submitted showing the proposed location of water lines and fire hydrants;
9. Prior to Final Plat approval by the City Council, that all requirements of the Uniform Fire Code shall be met;
10. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall delineate an emergency temporary turnaround at the end of all streets;

Transportation Planning Division:

11. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide a revised master plan eliminating the off-set intersection for Severson Street/Palmer Drive;

Urban Planning Division Recommendations:

12. Prior to Final Plat approval by the City Council, all lots shall meet the width to length requirements of the Subdivision Regulations or a Subdivision Variance shall be obtained;
13. Prior to Final Plat approval by the City Council, sidewalks shall be provided on both sides of all streets or a Subdivision Variance shall be obtained;
14. Prior to Final Plat approval by the City Council, the property shall be rezoned to Low Density Residential;
15. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid; 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;

Air Quality Division Recommendations:

17. If more than one acre shall be disturbed by construction, an air quality permit shall be obtained prior to issuance of a grading permit.

GENERAL COMMENTS: The applicant is proposing a single family residential development which will consist of 86 lots. The property is located east of the Parkridge Village development and between Corral Drive and Nicklaus Drive. A large draw crosses the property from north to the south. The proposed Layout Plat identifies four different phases. Phase 1 has 22 lots ranging in size from 2.52 acres to .55 acres and is located at the north end of the property adjacent to Nicklaus Drive. Phase 2, located at the south side of the subject property, has 19 lots that range in size from 1.89 acres to .52 acres. Phase 3 has 38 lots that range in size from 2.3 acres to .5 acres. It is located in the center of the property with Parkridge Village to the west and the major drainage to the east. The final phase consist of 6 lots that range in size from 10.65 acres to .69 acres.

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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 outstanding 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 City Code or the Street Design Criteria Manual will require a formal variance request or a special exemption, whichever is applicable.

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

Severson Street/Palmer Drive - The Major Street Plan identifies a collector street that connects Corral Drive to Nicklaus Drive through the subject property. The applicant has identified a collector street through the subject property. However at the southern portion of the street, the applicant has identified an offset intersection for the street. The reason for the off-set intersection is to slow traffic through the development. Staff does not support the off-set intersection. Staff understands the desire to slow traffic through the residential development; however, a continuous collector street for both traffic flow and emergency services is a higher priority. Also, the off-set intersection creates additional turning movement conflicts on the major through street for the development. The applicant has proposed other traffic calming devices, center landscape islands at most of the intersections. They have also indicated the desire to explore the idea of installing roundabouts at two different locations. While these traffic calming facilities are not typical in Rapid City street construction, there are techniques used throughout the country. The applicant will need to provide detailed engineering plans for these facilities to insure that vehicular traffic, City maintenance vehicles, and emergency service vehicles can maneuver through the traffic calming facilities.

The applicant has submitted a typical street section that does not include on-street parking. The Street Design Criteria Manual requires that common-use visitor parking shall be provided at the rate of one paved parking stall per dwelling located within three hundred feet of the residence. If on-street parking is provided, this requirement is met. The applicant will need to provide plans identifying how the common-use visitor parking requirement will be satisfied.

The Layout Plat identifies the through street from the extension of Severson Drive to Palmer Drive. When this road does connect through, it would create a discontinuous street name. At this time, no structures have an address from Severson Drive. Staff is recommending that the street name for the collector street be Palmer Drive. Staff can initiate the renaming of Severson Street to insure no future address are from Severson Street.

At this time the applicant is proposing to provide a 6 foot wide property line sidewalk on the west side of the collector road and no sidewalk on the east side of the street. The 6 foot

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wide sidewalk is wider than a typical four foot sidewalk required by City Ordinance. Staff does not support sidewalk on just on side of the street. This street is a link between the neighborhoods along Nickaluas Drive area and Corral Drive. With Corral Drive School located in the area, the Staff feels that there is a need to have sidewalks on both sides of the street. Sidewalks provide both a safe pedestrian corridor and an area for children to ride and play with bikes/tricycles and other toys. Staff is recommending that sidewalks are provided on both sides of all streets.

The existing street section for Severson Street is wider than the proposed street section. The applicant is proposing a twenty-four foot pavement width and the current pavement width on Severson Street is twenty-seven feet. As part of the detailed engineering plans, the applicant will need to identify how the proposed street section will transition into the existing street section.

Cul-de-sacs - The applicant is proposing to construct landscape islands in the center of the cu-de-sacs. The island must be designed to insure that normal vehicular traffic, as well as City maintenance vehicles and emergency service vehicles can safely maneuver through the cul-de-sac. Also, Staff is requesting that the applicant provide documentation on the long-term maintenance of the landscape island by a home owner's association or other entity. The Staff does not believe that it is appropriate for general taxpayers to be responsible for the maintenance of these islands.

Park - A park has been identified as park of the development plans. The park will be common open space of the development and will not be a public park. If the identified area for the park is to be platted as a separate lot, the applicant will need to apply for a Planned Residential Development or for a Use On Review for a neighborhood use. The applicant has either option to allow the park as part of the development. As part of the request to allow the private park, the applicant needs to provide documentation on the long-term maintenance of the private park by a home owner's association or other entity. Staff is also requesting that the applicant provide details on how access, both for maintenance and pedestrian access will be handled.

Engineering Plans - The engineering staff has noted a few considerations that will need to be addressed as part of the Preliminary Plat. This area has gypsum rock formations through out the property. Gypsum rock dissolves when exposed to water creating problems with slope stability. Staff is requesting that geotechnical information be provided for the design of the streets. Also, a number of the lots may need to have sewer pumps to get to a gravity sewer main. Staff is requesting that a design be submitted identifying how these lots will be served with either individual grinder pumps or common pressure sewer main. As the project is going to be phased, the drainage plan will need to address how each phase and subbasin will be addressed as part of a master drainage plan for the entire development.

Zoning - The property is currently zoned General Agriculture District. Prior to any Final plat approval, the applicant will need to submit a request to rezone the property to Low Density Residential Zoning District. As identified, a Planned Residential Development or a Use On Review may be needed if the applicant is proposing to have the private park as part of the development.

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Fire Department Concerns: The Fire Department has indicated that all Uniform Fire Codes must be met. In particular, all weather road surfaces capable of supporting the weight of the fire apparatus need to be in place prior to construction of any building. Also, 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”. Staff is recommending that all provisions of the Uniform Fire Code be met prior to Final Plat approval or issuance of a building permit.