

STAFF REPORT

June 6, 2002

No. 02PL040 - Preliminary and Final Plat

ITEM 8

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 02PL040 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	NE1/4 NW1/4; N1/2 NE1/4 less NW1/4 NW1/4 NE1/4 and less NE1/4 NW1/4 NE1/4 and less NW1/4 NE1/4 NE1/4; NW1/4 NW1/4; SE1/4 NW1/4 less the west 460 feet of the south 990 feet and less Lot H1; SW1/4 NW1/4 less the south 990 feet, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1-6 of Block 1; Lot 1 of Block 2; Lots 1-20 of Block 3, Lots 1-14 of Block 4; Lot 1 of Block 5, of Eastridge Subdivision and dedicated Enchantment Road, Eastridge Drive, Sally Court, and major drainage easements located in the NW1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 44.3 acres
LOCATION	West of Fifth Street
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential w/Planned Residential Development
East:	General Agriculture District
West:	General Agriculture District/Low Density Residential District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	04/12/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be **approved with the following stipulations.**

Engineering Division Recommendations:

1. **Prior to Preliminary Plat approval by the Planning Commission, a hydraulic study**

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- shall be submitted for review and approval demonstrating that the U.S. Highway 16 water zone shall function correctly to serve the development. In addition, the applicant shall enter into an agreement with the City for any off-site improvements that may be necessary. The water plan shall be revised to provide a water line connection to Catron Boulevard;
2. Prior to Preliminary Plat approval by the Planning Commission, a revised sewer plan shall be submitted for review and approval. In particular, the sewer plans shall show the connection of sewer lines to Enchantment Road and across the entire frontage of the proposed lots. The sewer plans shall also demonstrate that the adjacent property located north of the property can be sewered by gravity through the subject property;
 3. Prior to Preliminary Plat approval by the Planning Commission, revisions to the recently submitted Master Plan for the water, sewer and street(s) shall be submitted for review and approval;
 4. Prior to Preliminary Plat approval by the Planning Commission, a revised geotechnical report, including pavement designs and specifications, shall be submitted for review and approval;
 5. Prior to Preliminary Plat approval by the Planning Commission, a revised grading and drainage easement shall be submitted for review and approval. In particular, the revised plan(s) shall demonstrate that the transfer of drainage flows between basins shall be limited to a maximum of 4 cfs and that no flows in excess of this shall be conveyed to the east of the subject property;
 6. Prior to Preliminary Plat approval by the City Council, the plat shall be revised to show additional utility and drainage easement(s) as needed;
 7. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Engineering Division;
 8. Prior to City Council approval of the Final Plat, the plat shall be revised to show a non-access easement along Enchantment Road except for the approved approach locations;
 9. Design Plans for all improvements, including off-site improvements, and any required revisions as identified by the Engineering Division shall be submitted for review and approval a minimum of ten working days prior to City Council approval of the Preliminary Plat;

Fire Department Recommendation:

10. The Uniform Fire Code shall be continually met;

South Dakota Department of Transportation Recommendation:

11. Prior to Final Plat approval by the City Council, the applicant shall sign a cost sharing agreement for the construction of an east bound left turn lane along Catron Boulevard if and when deemed necessary by the South Dakota Department of Transportation;

Emergency Services Communication Center Recommendation:

12. Prior to Final Plan approval by the City Council, an alternate road name for "Eastridge Road" shall be submitted for review and approval. In addition, the plat

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shall be revised accordingly;

Register of Deed's Office Recommendation:

13. Prior to Final Plat approval by the City Council, the plat title shall be revised to include "Estates" in the lot and block description:

Urban Planning Division Recommendations:

14. Prior to Preliminary Plat approval by the Planning Commission, the plat shall be revised to eliminate eight (8) lots along the west lot line of the subject property or a Special Exception shall be obtained to allow more than 40 dwelling units to be served by one point of access and the section line highway shall be improved to City street standards or a Variance to the Subdivision Regulations shall be obtained to waive the street improvements or the section line highway shall be vacated.
15. Prior to Final Plat approval by the City Council, the property shall be rezoned to Low Density Residential District with a Planned Development Designation;
16. Prior to Final Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow a lot length greater than twice the lot width or the plat shall be revised to comply with the length to width requirement.
17. Prior to Preliminary Plat approval by the City Council, a subdivision estimate form for the uncompleted subdivision improvements shall be submitted for review and approval; and,
18. Prior to Final Plat approval by the City Council, surety for the uncompleted improvements shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS:

This item was continued at the May 16, 2002 Planning Commission meeting to allow the applicant to submit additional information. This item was continued again at the May 23, 2002 Planning Commission meeting at the applicant's request. This Staff Report has been revised as of May 27, 2002. All revised or added text is shown in bold print. The applicant has submitted a Preliminary and Final Plat to subdivide the subject property into 42 residential lots to be known as Eastridge Estates Subdivision. In addition, the applicant has submitted a Variance to the Subdivision Regulations to allow a lot more than twice as long as wide and a Special Exception to allow one road to serve as exclusive access to more than 40 dwelling units. The applicant has also submitted a Rezoning request to rezone the subject property from General Agriculture District to Low Density Residential District with a Planned Development Designation. (See companion items #02SV022, #02RZ023 and #02PD014.)

On November 19, 2001, the City Council approved Layout Plat #01PL112 to subdivide the subject property into 33 residential lots. The property is located at the northern most terminus of Enchantment Road and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Preliminary and Final Plat and has noted the following considerations:

Zoning: The property is currently zoned General Agriculture District requiring a minimum 20

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acre lot size for residential development. The proposed plat identifies lots ranging in size from .508 acres to 3.077 acres. The South Robbinsdale Neighborhood Area Future Land Use Plan identifies the appropriate use of the property as a Planned Residential Development with a maximum density of 6.7 dwelling units per acre. Rezoning the subject property to Low Density Residential Development as proposed does not conflict with the adopted Future Land Use Plan. Prior to Final Plat approval, the property must be rezoned to Low Density Residential District or a Variance must be obtained to waive the lot size requirement. In addition, a Planned Development Designation must be approved for the subject property. **On April 12, 2002 the applicant submitted a Rezoning request and a Planned Development Designation request as outlined above.**

Lot Configuration: The Subdivision Regulations state that "for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed plat identifies that twelve of the lots have a length twice the distance of the width. As previously indicated, the applicant has submitted a Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide. Prior to Final Plat approval, the Variance to the Subdivision Regulations must be obtained or the plat must be revised to comply with the length to width requirement.

Master Plan: As previously indicated, a Layout Plat was approved by the City Council in November, 2001 to create a 33 lot residential development. The Preliminary and Final Plat proposes to create a 42 lot residential development. In addition, the Preliminary and Final Plat has been revised to eliminate the extension of Sally Court to the west lot line. As such, the Engineering Division has indicated that a revised Master Plan must be submitted for review and approval. In particular, the road connection to the west and east must be provided as previously reviewed and approved by the City Council. **On May 13, 2002, the applicant submitted a revised Master Plan showing an east-west road connection located north of Sally Court extending east to Fifth Street. The east-west road will serve to carry internal traffic through the proposed and existing development(s) within the area to the principal arterial roadway. As such, Sally Court may be constructed as a cul-de-sac road with no additional extensions to the east and/or west.**

Currently, Enchantment Road serves as exclusive access to six lots. The Layout Plat identified the road extension(s) of two additional roads from the northern terminus of Enchantment Road to serve as exclusive access to the proposed development resulting in 39 lots being served by one point of access. The revised Preliminary and Final Plan, proposing to create nine additional lots, will result in 48 lots being served by one point of access. On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". The applicant has requested a Special Exception to allow more than 40 dwelling units to be served by one point of access. However, the applicant has not demonstrated that any special circumstance(s) exist to allow the exception. In addition, the Layout Plat demonstrates that the subject property can be subdivided and not exceed forty dwelling units exclusively accessed from one street. As such, staff cannot support the Special Exception as

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requested, and is recommending that the Preliminary and Final Plat be continued to the June 6, 2002 Planning Commission meeting to allow the applicant to submit a Master Plan addressing the issues as outlined above. **On May 13, 2002, the applicant indicated that eight (8) of the lots located along the section line highway will be eliminated from the plat. Eliminating the lots as proposed will result in a total of 40 lots being served by one point of access. As such, a Special Exception is no longer needed.**

Water: Currently, the U.S. Highway 16 water zone serves the Enchantment Hills Phase Four Subdivision located directly west of the subject property. The Engineering Division has indicated that the U.S. Highway 16 water zone was allowed as an interim connection until such time as the Terracita water zone was extended to the area. The applicant's water plan identifies the extension of the U.S. Highway 16 water zone to the subject property in lieu of the Terracita water zone as shown on the City's Utility Master Plan. The Engineering Division has indicated that existing pressure and supply concerns with the U.S. Highway 16 water zone preclude the zone from being extended to serve the subject property. The Engineering Division has also indicated that the applicant must submit a revised water plan showing the extension of the Terracita water zone to the subject property or a hydraulic study must be submitted demonstrating that the U.S. Highway 16 water zone will function correctly to serve the proposed development.

The Engineering Division has also indicated that the City's Utility Master Plan shows parallel mains for the South Robbinsdale water zone and the Terracita water zone extension along a portion of Eastridge Road. The applicant's water plan currently provides an approximate one foot separation between the lines. The Engineering Division has indicated that the water plans must be revised to provide a minimum two foot separation with all appropriate restraints provided. The Engineering Division has also indicated concern with the pressure reducing valve (PRV) operating range and is requesting confirmation and adjustment upsizing if needed. In addition, the applicant must demonstrate that fire flows and peak rate demands are being met.

Staff is recommending that the Preliminary and Final Plat be continued to allow the applicant to submit a revised Utility Master Plan addressing the issues as identified above and including off-site water improvements as needed. **On May 13, 2002, staff met with the applicant to review a revised Utility Master Plan. After the meeting, the applicant obtained pressure reducing valve (PRV) operating range information from the City Engineering Division to incorporate into the hydraulic study in order to determine if the U.S. Highway 16 water zone will function correctly to serve the proposed development. On May 15, 2002, staff met with the applicant again to further discuss the on-going issues relative to the project. The applicant indicated that preliminary indications support that the Highway 16 water zone will function correctly to serve the development. In addition, the applicant indicated that the water plan will be revised to provide a water line connection to Catron Boulevard. The applicant also indicated that the plat will be revised to show a 20 foot wide utility easement along the east side of Lot 1, Block 1. Staff is recommending that a hydraulic study and a revised water plan addressing the issues as outlined above be submitted for review and approval prior to Preliminary Plat approval. In addition, the plat must be revised identifying the additional utility easement(s) prior to Final Plat approval.**

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Wastewater: The sewer plan identifies that the proposed development will be served by on-site wastewater system(s). In addition, dry sewer will be installed to allow the lots to be connected to City sewer when it becomes available to the property. The Engineering Division has indicated that the sewer plans must be revised to show the extension of the sewer lines to the west lot line in alignment with Sally Court as previously shown on the Layout Plat. In addition, the service lines must be shown extending from the front of the proposed residences not to the rear as currently shown on the sewer plans. The Engineering Division has also indicated that the sewer plans must be revised to show the connection of sewer lines to Enchantment Road. In addition, the sewer plans must be revised to show the extension of the sewer main across the entire frontage of the proposed lots. In addition, the Sewer Master Plan must be revised to include the area located directly north of the subject property, demonstrating that the adjacent property can be sewered by gravity through the subject property. In addition, the plat must be revised to identify a utility easement on each lot for the proposed drainfield location(s). As such, staff is recommending that the Preliminary and Final Plat be continued to allow the applicant to submit a revised Utility Master Plan and to revise the plat accordingly. **As previously indicated, the applicant submitted a revised Utility Master Plan on May 13, 2002. Staff's preliminary review identifies that an east-west sewer connection is being provided through the development. Staff is recommending that additional revisions, as outlined above, be completed on the wastewater plans prior to Preliminary Plat approval.**

Drainage: The Engineering Division has indicated that the drainage plan identifies an inter-basin transfer between the South Robbinsdale Drainage Basin and the South Truck By-Pass Route Drainage Basin. Transfer of storm water between drainage basins is not allowed. As such, the grading and drainage plans must be revised to eliminate the transfer. In addition, the drainage plan must address flows from the property located directly west of the subject property. The Engineering Division has also indicated that drainage easement(s) on the plat must be revised accordingly. Staff is recommending that the Preliminary and Final Plat be continued to allow the applicant to revise the grading and drainage plan as identified and to revise the plat accordingly. **As previously indicated, staff met with the applicant on May 13, 2002 to discuss issues relative to the proposed plat. During the meeting, the Engineering Division indicated that the grading and drainage plan must be revised to eliminate the transfer of water between basins to the greatest degree possible. Staff met with the applicant again on May 16, 2002 to further review the on-going issues. The applicant indicated that additional inlets and drainage pipe(s) would be incorporated into the drainage plan to limit the transfer of drainage flows between basins to a maximum of 4 cfs. In addition, the applicant indicated that the plat will be revised to provide additional drainage easements as necessary. The applicant has also indicated that the revised drainage plan will demonstrate that the drainage flows will be conveyed to a proposed detention pond located east of the subject property, on a parcel of land also owned by the applicant. Staff is recommending that a revised drainage plan be submitted for review and approval as proposed by the applicant prior to Preliminary Plat approval. In addition, the plat must be revised to provide additional drainage easement(s) as necessary prior to Preliminary Plat approval.**

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On May 23, 2002, the applicant submitted a revised drainage plan, geotechnical information and a hydraulic study for review and approval.

Section Line: As identified during the review of the Layout Plat, a section line highway is located along the west lot line of the subject property. To date, road construction plans for the section line highway have not been submitted for review and approval. In addition, the applicant has not requested to vacate the section line highway nor has a Variance to the Subdivision Regulations to waive the street improvement requirements been submitted for review and approval. The Engineering Division has also indicated that the construction plans must be revised to show the existing overhead electric line located within the section line highway. Staff is recommending that the Preliminary and Final Plat be continued to the June 6, 2002 Planning Commission meeting to allow the applicant to address the section line highway issue and to revise the construction plans to show the electric line and any other existing utilities. **As previously identified, the applicant has indicated that the plat will be revised to eliminate eight lots located along the section line highway. As such, the section line highway no longer abuts the subject property. Any future platting of the eight lots will require that the section line highway issue(s) be addressed as outlined above.**

Enchantment Road: Enchantment Road, extending north from the Enchantment Hills Subdivision, serves as legal access to the property. That portion of Enchantment Road located within the proposed subdivision is classified as a collector road on the Major Street Plan. As such, the Engineering Division has indicated that the plat must be revised to show a non-access easement along Enchantment Road except for the approved approach location(s).

Dan Christy Lane: Dan Christy Lane extends north off of Catron Boulevard intersecting with Enchantment Road. The South Dakota Department of Transportation has indicated that the South Dakota Department of Transportation and the applicant are currently negotiating a cost sharing agreement that will require the "developer" to pay one-fourth of the construction costs for an east bound left turn lane if and when deemed necessary by the South Dakota Department of Transportation. The applicant also owns the properties located north and west of the subject property. The South Dakota Department of Transportation has indicated that any additional development of the adjoining properties may require that the applicant contribute additional fees to the improvements along Catron Boulevard. Prior to Final Plat approval, the cost sharing agreement must be executed as required by the South Dakota Department of Transportation.

Fire Department: The Fire Department has indicated that the proposed fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access.

Plat Labeling: The Emergency Services Communication Services has indicated that a revised road name for "Eastridge Road" must be submitted for review and approval. Currently,

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several road names within Rapid City and the surrounding area have "Ridge" incorporated into the name. In addition, the Register of Deed's Office has indicated that the plat title must be revised to include "Estates" into the lot and block description. Prior to Final Plat approval, an alternate road name must be reviewed and approved by the Emergency Services Communication Center and the plat labeling must be revised as identified above.

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