

STAFF REPORT

October 10, 2002

No. 02PL070 - Preliminary and Final Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 02PL070 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	Tract A of Parcel C of MJK Subdivision located in the E1/4 of The SW1/4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 2 Block 7, Lots 8 through 20 Block 8, and Lots 1 through 13 Block 9, Meadows Subdivision located in the SE1/4 of the SW1/4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County South Dakota
PARCEL ACREAGE	Approximately 8.75 acres
LOCATION	
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	Low Density Residential District II
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	07/12/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be continued to the October 24, 2002 Planning Commission meeting to allow the applicant time to submit additional required information.

GENERAL COMMENTS: (Updates to the staff report are shown in bold.) This item was continued from the September 26, 2002 Planning Commission meeting. On September 16, 2002 staff met with the applicant's engineer to discuss the outstanding issues related to this Preliminary and Final Plat request. The applicant's engineer indicated that the revised design plans and a revised plat would be submitted for review on September 20, 2002. As of this writing, the revised plans and plat have not

STAFF REPORT

October 10, 2002

No. 02PL070 - Preliminary and Final Plat

ITEM 7

been submitted.

This Preliminary and Final Plat request has been submitted to subdivide an 8.7 acre tract into 27 single family dwelling lots. The property is located at the southern terminus of Elm Avenue and west of the current terminus of Field View Drive. The proposed lots range in size from 0.21 acres to 0.38 acres.

The property is currently zoned General Agriculture Zoning District and the applicant has submitted a rezoning request in conjunction with this Preliminary and Final Plat request to rezone the property to Low Density Residential Zoning District (file #02RZ036).

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

Road Network: The proposed plat shows the extension of the Elm Avenue right of way along the west side of the subject property and the extension of the Field View Street right of way to the west through the subject property. In addition, the applicant is proposing to dedicate right of way to provide a connection on the east side of the subject property from Field View Drive to the property to the south (Montage Drive). On July 19, 1999 the City Council approved a Layout Plat for the property located directly south of the subject property. The approved Layout Plat included the provision of a north-south road located in the general vicinity of proposed Lot 8 of Block 9 that would provide a street connection between the subject property and the property to the south. This north-south street will provide improved street networking and aid in the distribution of traffic from the local streets to the arterial streets. Staff is recommending that the Preliminary and Final Plat be revised to include the dedication of right of way for a north-south local street in the general vicinity of proposed Lot 8 of Block 9. **As of October 2, 2002, a revised plat has not been submitted showing a north-south local street in the general vicinity of proposed Lot 8 of Block 9.**

The adopted Major Street Plan identifies Elm Avenue as an arterial road with a bike path located along the east side of Elm Street. The proposed Preliminary and Final Plat provides only 76 feet of right of way for the extension of Elm Avenue. The Street Design Criteria Manual requires that a minimum of 100 feet of right of way be dedicated for arterial roadways. Staff is recommending that the Preliminary and Final Plat be revised to provide 100 feet of right of way for Elm Avenue. **As of October 2, 2002, a revised plat has not been submitted showing the additional required right of way to provide for 100 feet of right of way for Elm Avenue.**

The Engineering Division has also noted that the design plans for the construction of Elm Avenue, Field View Drive and Montage Drive must be revised and that plans for the north-south street must be submitted. The Elm Avenue design plans must be revised to include the provision of a 36 foot wide pavement section, a bike path along the east side of Elm Avenue, and pavement design that complies with the requirements of the Street Design Criteria Manual for an arterial street. The revised plans should also include the extension of vertical curve information for a minimum of 200 feet south of the proposed terminus of Elm

STAFF REPORT

October 10, 2002

No. 02PL070 - Preliminary and Final Plat

ITEM 7

Avenue and the location of all street regulatory and identification signs and street lights. The Montage Drive design plans must also be revised to include the extension of vertical curve data to the south for a minimum of 100 feet. **As of October 2, 2002, revised design plans have not been submitted for review and approval.**

Non-Access Easements: The Street Design Criteria Manual requires that access to a property be taken from a lesser order street when possible. Elm Avenue is classified on the adopted Major Street Plan as an arterial street while the proposed Field View Drive will be considered a subcollector. Staff is recommending that the applicant revise the proposed plat to include non-access easements on proposed Lot 20 of Block 8 and Lot 13 of Block 8 along the frontage of Elm Avenue to ensure that access to those lots will be taken from Field View Drive. In addition, non-access easements must be provided along Field View Drive for a minimum distance of 50 feet from the intersection of Elm Avenue and Field View Drive. **As of October 2, 2002, a revised plat showing the requested non-access easements has not been submitted for review and approval.**

Grading Plans: The Engineering Staff has noted concerns regarding the grading plans and drainage information that has been submitted with this Preliminary and Final Plat request. Staff has indicated that the grading plans are incomplete and do not adequately address the off-site storm water flows impacting all portions of this development and Elm Street. In addition, staff is concerned that the drainage plan submitted with this Plat request conforms to the drainage plans submitted with other phases of development in this area. **As of October 2, 2002, revised design plans have not been submitted for review and approval.**

Staff has also noted concerns regarding the geotechnical report that was submitted with this request. Staff is requesting that the applicant provide additional calculations and information regarding the drainage coefficients utilized and pavement design for the streets within the proposed subdivision. **As of October 2, 2002, the additional geotechnical data has not been submitted.**

Water and Sanitary Sewer: The Engineering Division has reviewed the applicant's design plans for the sanitary sewer and water mains and requested that the applicant provide a utility master plan. The Engineering Division has indicated that water pressures may be low on some of the upper lots of the proposed subdivision. The proposed lots are approaching the upper limit of the existing low level service zone. Staff is requesting that the applicant submit calculations that show the minimum fire flows can be met throughout the subdivision. **As of October 2, 2002, the requested utility master plan and water pressure calculations have not been submitted for review and approval.**

Staff has noted that the applicant has not submitted the sanitary sewer flow calculations in tabular form as required by the Department of Environment and Natural Resources and is requesting that this information be submitted for review and approval. **As of October 2, 2002, the sanitary sewer flow calculations have not been submitted for review and approval.**

STAFF REPORT

October 10, 2002

No. 02PL070 - Preliminary and Final Plat

ITEM 7

The Engineering Staff has provided specific comments on the engineering design plans, the geotechnical report and the drainage report. Staff is requesting that the applicant review and address the specific comments the Engineering Staff have provided.

Fire Department: The Fire Department has indicated 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, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access and street signs and addresses must be posted prior to or in conjunction with building construction.

Register of Deeds: The Register of Deeds has noted that in all previous phases of this subdivision that the subdivision name "The Meadows Subdivision" has been used. The plat submitted with this request identified the subdivision name as "Meadows Subdivision". Staff is recommending that prior to Final Plat approval the applicant submit a revised plat identifying the name of the subdivision as "The Meadows Subdivision".