

STAFF REPORT

October 24, 2002

No. 02PL070 - Preliminary and Final Plat

ITEM 10

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 November 7, 2002 Planning Commission meeting to allow staff time to review the information submitted on October 15, 2002.

GENERAL COMMENTS: (Updates to the staff report are shown in bold.) This item was continued from the October 10, 2002 Planning Commission meeting. On October 3 the applicant's engineer submitted a revised plat and revised road design plans; however, the requested sanitary sewer and water main calculations were not submitted until October 15, 2002. As of the writing of this report the Engineering Staff has not completely reviewed the sanitary sewer and water main calculations and is recommending that the Preliminary and Final Plat be continued to the November 7,

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2002 Planning Commission meeting to allow staff time to complete the review of the recently submitted information.

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. **On October 3, 2002, a revised plat was 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.

On October 3, 2002, a revised plat was submitted modifying the area to be platted at this time. The revised plat eliminated nine lots located on the west side of the property. The revised plat also shows that Field View Drive no longer extends to the west to intersect with the extension of Elm Avenue. Once this plat is approved Field View Drive will provide exclusive access to 40 dwelling units. The applicant should be aware that no further lots can be subdivided in the balance of the subject property until Field View Drive and Elm Avenue are extended to intersect providing a second means of access.

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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 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. **On October 3, 2002 the applicant submitted revised road design plans as requested.**

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. **On October 3, 2002, a revised plat was submitted however, the requested non-access easements were not identified on the revised plat.**

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. **On October 3, 2002 the applicant's engineer submitted revised drainage and grading plans for the proposed subdivision and the Engineering Division has noted a few minor corrections; however, the plat must be revised to include drainage easements along the north and south side of the property to accommodate the proposed drainage improvements.**

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. **On October 11, 2002, the applicant submitted a geotechnical report. The Engineering Division noted that the report submitted on October 11, 2002 is the same report submitted with the original application and that none of the comments made by the Engineering Division previously have been addressed. The Engineering Division is requesting that the applicant provide a geotechnical report that provides the appropriate pavement design for a sub-collector street (View Field Drive) and addresses all the comments provided to the applicant previously.**

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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. **On October 15, 2002, the requested utility master plan and water pressure calculations were submitted. Staff is recommending that the Preliminary and Final Plat be continued to the November 7, 2002 Planning Commission meeting to allow the Engineering Staff time to review the recently submitted information.**

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. **The applicant submitted the sanitary sewer flow calculations on October 15, 2002. The Engineering Division is currently reviewing the submitted data.**

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".

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Engineering Division Recommendations:

1.

Fire Department Recommendations:

That all requirements of the Uniform Fire Code shall be continually met;

Traffic Engineering Division Recommendations:

Transportation Planning Division Recommendations:

Urban Planning Division Recommendations: