STAFF REPORT

August 21, 2003

No. 02PL093 – Layout, Preliminary and Final Plat **ITEM 4**

GENERAL INFORMATION:

PETITIONER	Davis Engineering
REQUEST	**No. 02PL093 – Layout, Preliminary and Final Plat**
EXISTING LEGAL DESCRIPTION	A portion of Tract F of the NW1/4 less Murphy's Subdivision and Right of Way, Section 14, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 Block 1, Lots 1 thru 6 Block 2, Lots 1 thru 8 Block 3, Lots 1 thru 7 and Lots 10 thru 15 Block 4, Lots 1 thru 3 and Lots 11 thru 16 Block 5 of Murphy Ranch Estates, all located in NE1/4 NW1/4 of Section 14, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.5 acres
LOCATION	On Longview Drive to the east of East 53rd Street and Reservoir Road
EXISTING ZONING	Suburban Residential District
SURROUNDING ZONING	
North:	Suburban Residential District
South:	Limited Agriculture District
East:	General Agriculture District
West:	Suburban Residential District
PUBLIC UTILITIES	Rapid Valley Sanitary Services
DATE OF APPLICATION	09/13/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Layout, Preliminary and Final Plat be continued to the **September 4, 2003 Planning Commission meeting to allow the applicant to submit revised construction plans and a revised plat document.**

GENERAL COMMENTS:

(All revised and/or added text is shown in bold print.) This item has been continued several times since the October 10, 2002 Planning Commission meeting to allow the applicant to submit revised and/or additional information. On February 10, 2003, the

applicant submitted a revised drainage plan and revised construction plans. The Engineering Division has indicated that the hydrologic analysis submitted with the revised drainage plan was not completed per the Drainage Criteria Manual. In addition, the construction plans do not show the extension of sanitary service to adjacent properties. The Engineering Division has also noted that the plat document must be revised to provide 17 additional feet of right-of-way along Long View Road and to provide access to properties located south and east of the subject property. On March 31, 2003, the applicant submitted a copy of a sanitary sewer and water main easement and a major drainage easement to be located on an adjacent property. In addition, a copy of a recorded road district agreement and a geotechnical exploration report for the subject property was submitted for review and approval.

On June 11, 2003, the applicant submitted revised construction plans and revised drainage information. The Engineering Division has indicated that the stormwater analysis adequately addresses the regional and basin wide impacts; however, the plan must be expanded to include street flow calculations, backyard drainage swale design calculations, and other local drainage details and design information. In addition, the Rapid Valley Sanitary District has not yet completed their review of the revised plans. The Engineering Division has indicated that they expect to meet with representatives of the Rapid Valley Sanitary District including their Engineer early next week (June 30-July 1) to review comments and impact(s) regarding the subdivision improvements. In addition, the Engineering Division has indicated that the applicant has not returned the prior redlined plans which in turn have delayed the progress of the review by both the City and the Rapid Valley Sanitary District. The applicant has since returned the revised water and sewer construction plans for review and approval. The Engineering Division has indicated that the water plans must be revised to provide a looped water line for the next phase of the development and the sewer plans must be revised to address off-site sewer extension(s). On July 3, 2003, the applicant received redlined construction plans regarding specific drainage concerns relative to the proposed street layout(s). To date, the revised construction plans addressing the drainage issue has not been submitted for review and approval. **On August 8, 2003, the applicant notified staff that the above referenced information would be submitted for review and approval on or before August 15, 2003. As such, staff is recommending that the Preliminary and Final Plat be continued to the September 4, 2003 Planning Commission meeting to allow staff sufficient time to review the information. If the applicant fails to submit the information as indicated, staff will recommend that the Preliminary and Final Plat be denied without prejudice at the September 4, 2003 Planning Commission meeting. No other part of this Staff Report has been revised.**

The applicant has submitted a Preliminary and Final Plat to create a 37 lot residential development as Phase One of the Murphy Ranch Estates Subdivision. In addition, the applicant has submitted a Layout Plat to subdivide 86 acres, including the subject property into 113 lots. The subject property is located approximately 800 feet east of Reservoir Road on the south side of Longview Road and is currently void of any structural development.

STAFF REPORT

August 21, 2003

No. 02PL093 – Layout, Preliminary and Final Plat **ITEM 4**

On July 16, 2001, the City Council denied without prejudice a Layout Plat to subdivide 86 acres into approximately 300 lots. (The subject property was a part of this Layout Plat.) The Layout Plat was denied without prejudice due to concerns with the proposed road networking within the development, lot configuration(s) and the problematic extension of Rapid Valley sanitary sewer and water services to the property.

On March 28, 2002, the applicant submitted a Preliminary and Final Plat to create a 12.36 acre parcel from the 86 acre tract of land in order to transfer title of the property. The Preliminary and Final Plat has subsequently been continued several times to allow the applicant to submit additional information. In particular, a Master Plan must be submitted for the balance of the 86 acres to insure that the previously identified road networking and lot configuration issues have been addressed. In addition, the applicant submitted a Variance to the Subdivision Regulations to waive the requirement to improve Longview Road to City street design standards. On May 10, 2002, the applicant submitted a Layout Plat for the 86 acres to serve as a Master Plan for the proposed development. The Layout Plat has also been continued several times to allow the applicant to submit additional information. The on-going issues relative to the Layout Plat continue to include road networking and lot configuration(s). In addition, the applicant has not submitted required information concerning the provision of water and sewer to the proposed subdivision and a drainage plan. (See companion items #02PL029, 02SV016 and 02PL049.)

STAFF REVIEW:

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

Revised Layout Plat: The applicant has submitted a revised Layout Plat identifying that the 86 acre parcel will be developed in four phases. Phase One proposes to create 37 lots as shown on this Preliminary and Final Plat. Phase Two proposes to create 21 lots located south and east of the subject property. Phase Three proposes to create 47 lots located south of Phase Two. Finally, Phase Four proposes to create eight lots located east of Phase One, adjacent to Longview Road. The revised Layout Plat also identifies the elimination of 70 lots located in the southeast corner of the 86 acre parcel previously shown on the associated Layout Plat. The applicant has indicated that this revised Layout Plat will replace the previously submitted Layout Plat and, as such, has requested that the associated Layout Plat be withdrawn.

The revised Layout Plat identifies three road connections to the east of the development, revised from the two road connections previously proposed on the associated Layout Plat. However, road connections to the south and west have still not been shown as previously required. In particular, road connection(s) to Tract G located to the south and to Reservoir Road located west of the subject property must be provided. During the review of the associated Layout Plat, staff also identified that the western-most north/south cul-de-sac exceeds the maximum cul-de-sac length allowed by the Street Design Criteria Manual. In addition, several of the proposed intersections do not meet the intersection spacing criteria of the Street Design Criteria Manual. The Engineering Division also indicated concern with

the sight distance at both access locations on Long View Road and requested that the applicant submit information that demonstrates that both proposed access locations comply with the sight distance requirements of the Street Design Criteria Manual. In addition, the Engineering Division identified that a site plan showing the location of all drives and approaches located on the north side of Long View Road must be submitted to insure that the proposed approaches do not interfere with the existing drives and/or approaches. The Engineering Division also identified that the addition of 235 lots utilizing Long View Road as principal access will trigger improvements to Long View Road such as deceleration lanes and right turn lanes. To date, the applicant has not submitted the required information addressing the above referenced issues. As such, staff is recommending the Preliminary and Final Plat be continued to the October 24, 2002 Planning Commission meeting to allow the applicant additional time to submit the information and/or demonstrate compliance with the Street Design Criteria Manual.

Murphy Ranch Road: Murphy Ranch Road, extending south from Longview Road, will serve as exclusive access to the 37 lots as shown on this Preliminary and Final Plat. The Preliminary and Final Plat identifies Murphy Ranch Road as a 52 foot wide right-of-way with a 27 foot wide paved surface. The Engineering Division has indicated that the Preliminary and Final Plat must be revised to provide additional right-of-way in order to accommodate a 36 foot wide paved surface for the northern most portion of Murphy Ranch Road located north of Torino Road. The additional right-of-way and paved surface is required in order to provide a turning lane with stacking at the Murphy Ranch Road/Longview Road intersection. The Engineering Division has indicated that geotechnical analysis demonstrating pavement design must be submitted for review and approval. In addition, the applicant must provide legal documentation identifying street maintenance for all streets located within the proposed development. Staff is recommending that the Preliminary and Final Plat be continued to allow the applicant to revise the road construction plans accordingly and to submit the additional information as identified.

Longview Road: Longview Road is classified as an arterial road on the City's Major Street Plan. An arterial road requires a minimum 100 foot wide right-of-way with 12 foot wide paved sections as needed to accommodate existing and proposed traffic. Currently, Longview Road is constructed with a 66 foot wide right-of-way and an approximate 24 foot wide paved surface. The Preliminary and Final Plat identifies the dedication of 17 additional feet of right-of-way along the north lot line in order to meet the right-of-way width for an arterial road. However, the applicant has requested to delay improving Longview Road until Phase Three of the proposed development has been approved. Forty-eight residential lots will be created upon platting of Phase One and Phase Two resulting in an additional 528 average daily trip(s) along Longview Road. Delaying the required improvements on Longview Road will create unacceptable traffic conditions along this section of the roadway. Staff has discussed the traffic concerns with the applicant and the applicant has subsequently requested that the associated Variance to the Subdivision Regulations to waive the requirement to improve Longview Road to City street design standards be withdrawn.

Utilities: The subject property is located within the Rapid Valley Sanitary District. As such, prior to Preliminary Plat approval, the Rapid Valley Sanitary District must review and approve the water and sewer construction plans. In addition, the Engineering Division has indicated that the water and sewer construction plans must be revised as redlined by the City and returned for review and approval.

The Engineering Division has also indicated that a Master Utility Plan must be submitted for review and approval for all phases of the proposed development. In particular, the Master Utility Plan must show the extension of off-site water service(s) to the property. The existing water tap located at Reservoir Road is a six inch water main and slated for future upgrade(s). The applicant must provide demand information and calculations demonstrating that fire flows are being provided. The Engineering Division has also indicated that the sewer extension to the property will likely require a bored crossing under S. D. Highway 44 with a tap into the City's 42 inch outfall line. This in turn will require approval and possible modification of an agreement between the City and Rapid Valley Sanitary District for the number of allowable sewer taps. The northern portion of the subject property will be served by a sewer main located in the Reservoir Road right-of-way. The applicant must provide flow calculations as per South Dakota Department of Environment requirements. In addition, the applicant must demonstrate that the Reservoir Road sewer main has the capacity to handle the additional flows. Staff is recommending that the Preliminary and Final Plat be continued to allow the applicant to submit a Master Utility Plan as identified.

Lot Layout: All of the proposed lots located directly south of Longview Road are double-frontage lots. Double-frontage lots are discouraged; however, where double frontage lots are essential to provide separation of residential development from traffic arteries a planting screen easement of not less than ten feet in width must be provided on each double frontage lot. Staff is recommending that the plat document be revised to provide a ten foot side planting screen easement along those lots that abut Longview Road. In addition, staff is recommending that the plat document be revised to eliminate the utility easement located along the rear yards that abut Longview Road in order to prevent interference between the utilities and future landscaping that may be planted within the planting easement.

Drainage Requirements: The Engineering Division has indicated that a drainage plan must be submitted for review and approval. The Pennington County Drainage Engineer has also indicated that prior to any disturbance of earth, a drainage plan must be approved. The drainage plan must address the flows through the site from the north and the affects of additional runoff on downstream facilities such as the Murphy Ditch, U. S. Highway 44, Little Giant Ditch and Anderson Road. The Engineering Staff has noted that on-site storm water detention will be required and that the detention design must include outlet releases that do not exceed current downstream channel capacities. The Pennington County Drainage Engineer has also indicated that the grading plan, submitted as a part of this application, does not show adequate detail in order to approve the plan(s). Staff is recommending that the Preliminary and Final Plat be continued to allow the applicant to submit a revised grading plan and a complete drainage plan as identified.

STAFF REPORT

August 21, 2003

No. 02PL093 – Layout, Preliminary and Final Plat **ITEM 4**

Plat labeling: The Emergency Services Communication Center has indicated that alternate street names for "Murphy Ranch Road, Mustang Road and Mustang Court" must be submitted for review and approval. Similar street names currently exist in the County. As such, staff is recommending that alternate street names be submitted to the Emergency Services Communication Center for review and approval and that the plat document be revised accordingly.

In addition, the plat title must be revised to read "Formerly a portion of Tract F of the NW1/4 less Murphy's' Subdivision and Right of Way, Section 14, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota". Staff is recommending that the plat document be revised as identified prior to Final Plat approval.