

STAFF REPORT

October 9, 2003

No. 02PL029 - Preliminary and Final Plat

ITEM 2

GENERAL INFORMATION:

APPLICANT	Davis Engineering
REQUEST	No. 02PL029 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	A portion of Tract F of the NW1/4 of Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract A of Murphy Ranch Estates Subdivision of the NW1/4 of Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 12.36 acres
LOCATION	Southeast of the intersection of Reservoir Road and Longview Drive
EXISTING ZONING	Limited Agriculture District
SURROUNDING ZONING	
North:	Suburban Residential District
South:	Limited Agriculture District
East:	General Agriculture District
West:	Suburban Residential District
PUBLIC UTILITIES	Rapid Valley Sanitary Service
DATE OF APPLICATION	03/28/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be continued to the November 6, 2003 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS: **(All revised and/or added text is shown in bold print.) This item has been continued several times since the April 25, 2002 Planning Commission meeting.** 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.

STAFF REPORT

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No. 02PL029 - Preliminary and Final Plat

ITEM 2

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. On August 15, 2003, the applicant submitted a revised plat document, revised construction plans and a revised drainage report. On August 22, 2003, the applicant submitted redlined construction plans. **On September 30, 2003, the applicant notified staff that a revised plat document will be submitted for review and approval eliminating a portion of the subject property from the Final Plat. In addition the applicant has indicated that the utility plans are still being revised and that upon completion, revised construction plans will be submitted to the Engineering Division and the Rapid Valley Sanitary District for review and approval. The applicant has also indicated that a revised drainage plan will be submitted for review and approval as per Engineering comments. This Staff Report has been revised as of September 30, 2003.**

The applicant has submitted this Preliminary and Final Plat to subdivide one lot out of a larger tract of land in order to transfer title of the property. The subject property is located south of Long View Road, east of Reservoir Road and north of South Dakota East Highway 44 in Rapid Valley. The subject property is located within Rapid City's three mile platting jurisdiction. The applicant has also submitted an associated Subdivision Regulations Variance request (File #02SV016) to waive the required improvements along the Long View Road frontage of the subject property.

STAFF REVIEW: Staff has reviewed the Preliminary and Final Plat and has identified several issues that must be addressed by the applicant before the Preliminary and Final Plat can proceed.

STAFF REPORT

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No. 02PL029 - Preliminary and Final Plat

ITEM 2

Upon review of the revised drainage report, construction plans and redlined drawings, the Engineering Division has the following comments:

Drainage: The consultant has provided a supplemental drainage report that includes data and calculations for determining the volume and depth of on-site and street storm water flows. The Engineering Division is requesting that the calculations be revised to include factors and criteria consistent with those called for in the Rapid City Drainage Criteria Manual. In addition, complete erosion and sediment control plans must be submitted for review and approval.

Streets: The construction plans must be revised to show regulatory, traffic control, and street signage as required by City Ordinance. The Engineering Division is also requesting that the construction plans be revised modifying some intersection layouts.

Utilities: The applicant has not submitted the revised utility plans to the Rapid Valley Sanitary District, which provides the wastewater treatment and water supply services for this area. As such, Rapid Valley Sanitary District must approve the revised utility plans prior to Preliminary Plat approval by the Planning Commission. In addition, private utility information (electricity, gas, communications, etc.) has not been submitted for review and approval as required. The private utility information is needed in order to determine that there will not be conflicts in location or installation of the various subdivision and utility improvements.

Master plan: The Engineering Division has requested that the applicant submit a master plan of the future street network, sanitary sewer lines and drainage improvements. Staff is concerned that platting the property as proposed may limit the options for internal roadway connections when platting adjacent parcels in the balance of Tract F or when further subdividing the proposed Tract A. The required master plan will identify the number of approaches needed on Long View Drive as well as ensure that adequate approach spacing is provided between the approaches. The subject property is located within the Rapid Valley Sanitary District service area; however, the closest sewer main is located along Reservoir Road. A master plan identifying the applicant's future subdivision of the property and the proposed sanitary sewer system will enable the developer to identify future easements required for the sanitary sewer system. In addition to the master plan, the Engineering Division is requesting that topographic mapping be submitted to identify how storm water runoff from the property will be routed and enable the evaluation of the proposed drainage improvements and easements. The requested master plan was submitted on May 10, 2002 in the form of a Layout Plat (File #02PL049). However, on September 13, 2002, the applicant submitted Preliminary and Final Plat #02PL093 to subdivide the subject property into 37 residential lots. In addition, the applicant submitted a revised Layout Plat identifying that an 86 acre parcel, including the subject property, will be developed in four phases. Phase One proposes to create 37 lots as shown on Preliminary and Final Plat #02PL093. 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 8 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.

STAFF REPORT

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No. 02PL029 - Preliminary and Final Plat

ITEM 2

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.

Plat revisions: The plat that was submitted with this request did not include the entire pertinent boundary data required to clearly identify the lot lines of the proposed lot. In particular, the plat clearly shows a curve in the west lot line; however, no curve data defining the exact location of the curve has been provided on the plat. In addition, the scale identified on the plat is incorrect. The applicant submitted a revised Preliminary and Final Plat on August 27, 2002 that includes all of the above referenced boundary data.

Staff is recommending that the Preliminary and Final Plat be continued to the November 6, 2003 Planning Commission meeting to allow the applicant to submit the revised information as outlined above.