

STAFF REPORT

November 6, 2003

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**No. 03PL100 - Layout Plat**

**ITEM 23**

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GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for Hart Ranch Development Co.
REQUEST	<b>No. 03PL100 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	A portion of Hart Ranch Golf Course Parcel less Village on the Green Subdivision and less Village on the Green #2 Subdivision (also in Section 12 and 13), Hart Ranch Development, Section 11, T1S, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 307.63
LOCATION	Hart Ranch Development between Mulligan Mile and Arena Drive
EXISTING ZONING	Planned Unit Development
SURROUNDING ZONING	
North:	Planned Unit Development
South:	Planned Unit Development
East:	Planned Unit Development
West:	Planned Unit Development
PUBLIC UTILITIES	Community water and sewer
DATE OF APPLICATION	09/26/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Layout Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Upon submittal of a Preliminary Plat, a complete grading plan shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat, a drainage plan shall be submitted for review and approval. In addition, the plat shall be revised to show drainage easements as needed;
3. Upon submittal of the Preliminary Plat, a stormwater management plan shall be submitted for review and approval;
4. Upon submittal of the Preliminary Plat, the plat document shall be revised to clearly delineate the floodplain;
5. Upon submittal of a Preliminary Plat, sewer plans prepared by a Registered Professional

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- Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval. In addition, information shall be submitted demonstrating that the existing lagoon can accommodate increased loading. A copy of the most recent Operation and Management inspection by the South Dakota Department of Environment and Natural Resources for the facility shall be submitted to determine the condition of the facility. In addition, utility easements shall also be provided as needed;
6. Upon submittal of a Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval. In addition, utility easements shall be provided as needed;
  7. Upon submittal of the Preliminary Plat, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. In particular, complete street design plans shall be submitted showing the location of utilities, storm drainage, curb and gutter and sidewalk improvements for all adjacent and interior roadways. In addition, soil testing and design calculations for pavement design shall be submitted for review and approval;
  8. Upon submittal of the Preliminary Plat, the plat document shall be revised to show the connection of Mulligan Mile to Arena Drive. In addition, construction plans for Mulligan Mile as a sub-collector street with a minimum right-of-way width of 49 feet and a minimum 22 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
  9. Upon submittal of the Preliminary Plat, the plat document shall be revised to show the proposed private drives as public rights-of-way or a Special Exception to the Street Design Criteria Manual shall be obtained to allow a private easement to serve more than four residential units. In addition, construction plans for proposed private drives as a lane place street with a minimum 49 foot right-of-way and a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. The construction plans shall also show a turnaround at the end of all of the proposed lane place streets;
  10. Upon submittal of the Preliminary Plat, the plat document shall be revised to provide on-street visitor parking or off-street visitor parking at a ratio of one space per residential unit located within 300 feet of the residence shall be provided;
  11. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;

Fire Department Recommendation:

12. Upon submittal of the Preliminary Plat, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval;
13. All Uniform Fire Codes shall be continually met;

Pennington County Highway Department Recommendation:

14. Prior to Preliminary Plat approval by the City Council, an approach permit to allow the connection of Mulligan Mile to Arena Drive shall be obtained;

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Emergency Service Communication Center Recommendation:

15. Prior to Final Plat approval by the City Council, road names for the lane place streets shall be submitted for review and approval. In addition, the plat document shall be revised to show the approved road names;

Urban Planning Division Recommendations:

16. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
17. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS:

**(Revisions and additions to this Staff Report are shown in bold print.) This item was continued at the October 23, 2003 Planning Commission meeting to allow the Planning Commission to visit the site and further review issues identified in the above listed stipulations of approval. No other part of this Staff Report has been changed.** The applicant has submitted a Layout Plat to subdivide the subject property into 36 townhome lots and 56 condominium lots. The property is located between the eastern terminus of Mulligan Mile and Arena Drive and is currently void of any structural development.

The property is located outside of the City limits of Rapid City but within the City's three mile platting jurisdiction and is a part of the Hart Ranch Development.

STAFF REVIEW:

Staff has reviewed the Layout Plat and has noted the following considerations:

Stormwater Management Plan: The Engineering Division has indicated that a stormwater management plan must be submitted for review and approval. In addition, the applicant may want to consider regional controls to incorporate all of the Hart Ranch Development, both present and future development. In particular, water quality issues should be included in the stormwater management plan.

Floodplain: The Layout Plat identifies the existing 100 year floodplain limits located along the northern boundary of the subject property. The Engineering Division and the Pennington County Drainage Engineer have indicated that the plat document must be revised to clearly delineate the floodplain extents as related to any studies performed adjoining the property. As such, staff is recommending that the plat document be revised as identified upon submittal of the Preliminary Plat.

Water and Sewer Plans: The Engineering Division has indicated that water and sewer plans prepared by a Registered Professional Engineer showing the extension of water and sanitary sewer mains and service lines must be submitted for review and approval. In

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addition, information must be submitted demonstrating that the existing lagoon can accommodate increased loading. A copy of the most recent Operation and Management inspection by the South Dakota Department of Environment and Natural Resources for the facility must also be submitted to determine the condition of the facility. In addition, the plat document must be revised to provide utility easements as needed. Staff is recommending that the water and sewer plans and associated information be submitted for review and approval upon submittal of the Preliminary Plat.

Fire Department: The Fire Department has indicated that all streets, cul-de-sacs and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants will be required as per City and Uniform Fire Code. The fire hydrants must be in place and operational prior to any building construction. A minimum of 1,000 gpm/20psi fire flow(s) must be provided at each fire hydrant. Fire flows may be increased depending upon building construction and size. The Fire Department has also indicated that a wild land fire mitigation plan must be submitted for review and approval. In addition, the plan must be implemented prior to any building construction. In addition, the Fire Department has indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the Uniform Fire Code be continually met.

Mulligan Mile: The Layout Plat identifies that Mulligan Mile will be constructed as two cul-de-sac streets, one extending off Lower Spring Creek Road and the second extending off Arena Drive. In addition, an approximate 200 foot long "emergency vehicle access only" connection is shown between the two cul-de-sacs. The two cul-de-sacs measure approximately 3,000 feet and 1,300 feet, respectively. A cul-de-sac may not exceed 1,200 feet as per the Street Design Criteria Manual. In addition, the two cul-de-sacs will serve as exclusive access to 74 dwelling units and 66 dwelling units, respectively. On August 16, 2002, 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 shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". Upon Preliminary Plat submittal, the construction plans for Mulligan Mile must show the entire street being constructed to City street design standards, eliminating the "emergency vehicle access only" connection, or Special Exceptions must be obtained increasing the permitted length of a cul-de-sac and the number of dwelling units with one point of access. In addition, construction plans for Mulligan Mile as a sub-collector street with a minimum right-of-way width of 52 feet and a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer must be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained.

Private Access Drive: The Layout Plat identifies private access drives serving between eight and 16 dwelling units. The Street Design Criteria Manual states that a private drive and/or easement may not serve more than four dwelling units. As such, upon submittal of the Preliminary Plat, the plat document must be revised to show the private access drives as dedicated rights-of-way or a Special Exception to the Street Design Criteria Manual must be obtained. In addition, construction plans for the private access drives as a lane place street

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with a minimum 49 foot right-of-way and a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer must be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. The construction plans must also show a turnaround at the end of all of the proposed lane place streets.

Staff believes that this proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.