

STAFF REPORT

December 18, 2003

No. 03PL116 - Layout Plat

ITEM 6

GENERAL INFORMATION:

PETITIONER	Olsen Development Co., Inc.
REQUEST	No. 03PL116 - Layout Plat
EXISTING LEGAL DESCRIPTION	Block 5, Windmere Subdivision, Section 10, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 28, Block 5, Windmere Subdivision, Section 10, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.57 acres
LOCATION	In the southwest corner of Twilight Drive and Meadow Lane
EXISTING ZONING	Suburban Residential District/Planned Unit Development
SURROUNDING ZONING	
North:	Suburban Residential District
South:	Suburban Residential District/Planned Unit Development
East:	Suburban Residential District/Planned Unit Development
West:	Suburban Residential District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	11/18/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. A Special Exception is hereby granted to allow a private access easement to serve 28 lots in lieu of four lots as per the Street Design Criteria Manual;
2. A Special Exception is hereby granted to allow water and sewer mains to be located in public utility easement(s) in lieu of public rights-of-way as per the Street Design Criteria Manual;
3. A Special Exception is hereby granted to allow the Haycamp Lane approach onto Twilight Drive to be constructed as a 36 foot wide reinforced concrete driveway approach in lieu of a street intersection as per the Street Design Criteria Manual;

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4. Upon submittal of the Preliminary Plat, road construction plans for Haycamp Lane and Hayloft Lane shall be submitted for review and approval. In particular, Hayloft Lane and the southern 240 feet of Haycamp Lane shall be constructed with a minimum 49 foot wide right-of-way and a 24 foot wide paved surface, curb, gutter, sidewalks, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. In addition, the northern 240 feet of Haycamp Lane shall be constructed with a minimum 52 foot wide right-of-way and a 27 foot wide paved surface curb, gutter, sidewalks, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
5. Upon submittal of the Preliminary Plat, road construction plans showing the extension of Hayloft Lane to Meadow Lane shall be submitted for review and approval or a grading plan shall be submitted identifying the constraints precluding the road construction;
6. Upon submittal of the 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;
7. Upon submittal of a Preliminary Plat, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval;
8. Upon submittal of the Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval;
9. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
10. Prior to Final Plat approval by the City Council, the applicant shall submit covenants identifying maintenance of the access easements, public water and sewer utilities and drainage improvements;

Fire Department Recommendations:

11. Upon submittal of the Preliminary Plat, road construction plans for the hammerhead turnaround(s) shall be submitted identifying a 19 foot wide turnaround in lieu of a 12 foot turnaround;

Rapid Valley Sanitary District Recommendation:

12. Upon submittal of the Preliminary Plat, the water and sewer plans shall identify the abandonment of water and sewer main stubs as necessary;

Pennington County Drainage Engineer Recommendation:

13. Upon submittal of the Preliminary Plat, adequacy of the existing drainage channel located on the south side of the development shall be verified as a part of the drainage plan;

Urban Planning Division Recommendations:

14. Prior to Final Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow a lot length greater than twice the lot width or the plat shall be revised to comply with the length to width requirement; and,
15. Prior to Final Plat approval by the City Council, surety for any required subdivision

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improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide 3.57 acres into a 28 unit townhome development as an experimental subdivision. In particular, the applicant has indicated that private access easements are being proposed to serve the lots in lieu of public rights-of-way. In addition, the individual lot lines are shown located at the middle of the access easement in order to maximize development of the site. The applicant is also proposing to locate public water and sewer mains within public utility easements in lieu of public rights-of-way.

The property is located in the southwest corner of the Meadow Lane/Twilight Drive intersection and is a part of the Windmere Subdivision. Currently, the property is void of any structural development.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail that is provided. All specific details of the subdivision may not be addressed at the Layout Plat but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the City Code or the Street Design Criteria Manual requires a formal variance request or a special exception, whichever is applicable.

STAFF REVIEW:

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

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed plat identifies that all of the lots have a length twice the distance of the width. As such, prior to Final Plat approval, the Variance to the Subdivision Regulations must be obtained or the plat must be revised to comply with the length to width requirement.

Haycamp Lane and Hayloft Lane: The applicant has indicated that Haycamp Lane and Hayloft Lane will be constructed with a 32 foot wide private access easement with a 24 foot wide paved surface, curb, gutter, water, sewer and a five foot wide sidewalk on one side of the street. However, Hayloft Lane and the southern 240 feet of Haycamp Lane are classified as lane place streets as per the Street Design Criteria Manual. As such, the two streets must be constructed with a minimum 49 foot wide right-of-way and a 24 foot wide paved surface, curb, gutter, street light conduit, water, sewer and a five foot wide sidewalk on both sides of the street or a Variance to the Subdivision Regulations must be obtained. In addition, the

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northern 240 feet of Haycamp Lane is classified as sub-collector street as per the Street Design Criteria Manual. As such, this portion of Haycamp Lane must be constructed with a minimum 52 foot wide right-of-way and a 27 foot wide paved surface, curb, gutter, street light conduit, water, sewer and a five foot wide sidewalk on both sides of the street or a Variance to the Subdivision Regulations must be obtained.

The Street Design Criteria Manual states that a private access easement may not serve more than four lots. As such, the applicant has requested a Special Exception to allow the private access easements to serve a total of 28 lots. Staff is recommending that the Special Exception be granted as proposed with the stipulation that the applicant submit covenants identifying maintenance of the roads within the private access easements.

The proposed plat identifies Haycamp Lane and Hayloft Lane being constructed with a 12 foot wide hammerhead turnaround at the end of each street. On November 5, 2003, staff met with the applicant and reviewed a site plan of the property which identified Hayloft Lane being extended to Meadow Lane. The Fire Department has indicated that providing the road connection to Meadow Lane improves fire apparatus access to and within the development. As such, staff is recommending that upon submittal of the Preliminary Plat, road construction plans showing the extension of Hayloft Lane to Meadow Lane must be submitted for review and approval or a grading plan must be submitted identifying the constraints precluding the road construction. In addition, the Fire Department has indicated that the width of the turnaround(s) must be increased from 12 feet to 19 feet in order to meet the minimum standards for fire apparatus turnaround. Extending Hayloft Lane to Meadow Lane will result in a separation of 93 feet from this intersection to the Meadow Lane/Twilight Drive intersection. The Street Design Criteria Manual requires a minimum separation of 115 feet between intersections. As discussed at the November 5, 2003 meeting, staff will support a Special Exception to reduce the separation from 115 feet to 93 feet based on the improved sight triangle distance along Meadow Lane with this intersection location. As such, if the Preliminary Plat identifies the road connection, the applicant must specify on the application that the Special Exception to reduce the separation between intersections as identified is being requested.

The applicant has also requested a Special Exception to allow the Haycamp Lane approach onto Twilight Drive to be constructed as a 36 foot wide driveway approach in lieu of a street intersection as per the Street Design Criteria Manual. Staff is recommending that the approach be constructed as identified with the stipulation that the approach be concrete reinforced.

Water and Sewer: The Engineering Division has indicated that upon submittal of the Preliminary Plat, 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 addition, the Rapid Valley Sanitary District has indicated that the water and sewer plans must identify the abandonment of water and sewer main stubs as necessary.

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The applicant has submitted a Special Exception request to allow the water and sewer mains to be located in a public utility easement in lieu of public rights-of-way. Staff is recommending that the Special Exception be granted with the stipulation that the applicant submit covenants identifying maintenance of the public utility easement(s).

Drainage: The Engineering Division has indicated that upon submittal of the Preliminary Plat, a drainage plan shall be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as needed. The Pennington County Drainage Engineer has indicated that adequacy of the existing drainage channel located on the south side of the development must be verified as a part of the drainage plan.

The applicant has indicated that concrete pans may be constructed along common lot lines as needed in order to stabilize the channel for low flows. The improvements will be located within private drainage easements. As such, staff is recommending that the applicant submit covenants identifying maintenance of the drainage improvements.

Staff believes the proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations. Please note that the Special Exceptions as requested must be granted and the Variance to the Subdivision Regulations must be obtained or the plat document must be revised accordingly.