

STAFF REPORT
April 8, 2004

No. 04PL028 - Layout Plat

ITEM 2

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 04PL028 - Layout Plat
EXISTING LEGAL DESCRIPTION	The E1/2 of the NE1/4 of SW1/4 of Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 16 of Hanover Drive Properties located in the E1/2 of the NE1/4 of SW1/4 of Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.58 acres
LOCATION	Off of Hanover Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District w/PRD
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/12/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, 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 or a Variance to the Subdivision Regulations shall be obtained;
2. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained.
3. Upon submittal of a Preliminary Plat application, a drainage plan designed in accordance with the South Robbinsdale Drainage Basin Plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary
4. Upon submittal of a Preliminary Plat application, a grading plan showing both existing

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- and final contours shall be submitted for review and approval;
5. Upon submittal of a Preliminary Plat application, a master plan for the balance of the property shall be submitted for review and approval;
 6. Upon submittal of a Preliminary Plat, the plat document shall be revised to provide a street connection to the east lot line of the subject property;
 7. Upon submittal of a Preliminary Plat, a utility master plan shall be submitted for review and approval. In particular, the utility master plan shall provide for the extension of City and private utilities through the subject property as well as to adjacent properties;
 8. Upon submittal of the Preliminary Plat application, 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 or a Variance to the Subdivision Regulations waiving the requirement to provide a central water system shall be obtained;
 9. Upon submittal of the Preliminary Plat application, road construction plans for the north-south street shall be submitted for review and approval. In particular, the road construction plans shall identify the street located within a minimum 52 foot wide right-of-way with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, the cul-de-sac bulb shall be located in a minimum 110 foot wide diameter right-of-way with a minimum 90 foot wide diameter paved surface or a Variance to the Subdivision Regulations shall be obtained;
 10. Upon submittal of the Preliminary Plat, the plat document shall be revised to align a side lot line located on the subject property with the side lot line of Lot 1, Block 6, Robbinsdale #11 located on an adjacent property in order to provide a looped water line or the plat document shall be revised to provide a 20 foot wide utility easement aligning with the adjacent lot as identified;
 11. Prior to Preliminary Plat approval by the City Council, a Special Exception allowing 154 dwelling units in lieu of 40 dwelling units with one point of access as per the Street Design Criteria Manual shall be obtained or a second access road shall be provided;
 12. Prior to Preliminary Plat approval by the City Council, a Special Exception shall be obtained to allow a 1,150 foot long cul-de-sac without an intermediate turnaround with a minimum 110 foot wide diameter cul-de-sac and a 90 foot wide paved surface every 600 feet as per the Street Design Criteria Manual or the plat document shall be revised accordingly;
 13. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 14. Prior to submittal of a Final Plat, the applicant shall submit a proposed street name to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street name; and,
 15. Upon submittal of a Final Plat application, surety for any required subdivision 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 a 9.57 acre parcel into 16 single family residential lots leaving a 6.04 non-transferable balance. The subject property is located east of Elm Avenue and south of Minnesota Street. The property is characterized by a large hillside with a relatively flat area on the eastern side and is currently void of any structural development.

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On September 18, 2000, the City Council approved a Layout Plat subdividing the subject property, including the 6.04 acre non-transferable balance, into a 34 residential lot subdivision.

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 provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approval 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 Rapid City Municipal Code or the Street Design Criteria Manual will require 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:

Water: Staff has noted that water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review as part of the Preliminary Plat application. In particular, staff has noted that the highest floor elevation must be limited to 3,314 feet in order to provide 40 psi static at each building site. Staff is recommending that water plans be submitted for review and approval as identified upon submittal of a Preliminary Plat application or a Variance to the Subdivision Regulations shall be obtained.

Staff has also noted that the design of the proposed plat results in a dead end water service located in the northern terminus of the cul-de-sac. As such, the plat document must be revised to align a side lot line located on the subject property with the side lot line of Lot 1, Block 6, Robbinsdale #11 located on an adjacent property in order to provide a future looped water line between the subject property and Hillshire Court line or the plat document must be revised to provide a 20 foot wide utility easement aligning with the adjacent lot as identified. Staff is recommending that the plat document be revised as identified upon submittal of the Preliminary Plat.

Sewer: Staff has noted that sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines must be submitted for review. Staff has also noted that it may be difficult to serve the northern most lots with sewer outfall at the existing end of Hanover Drive. Staff is recommending that sewer plans be submitted for review and approval as identified upon submittal of a Preliminary Plat application or a Variance to the Subdivision Regulations shall be obtained.

Drainage/Grading: The south half of the subject property will discharge drainage flows west of Elm Avenue and the north half will discharge drainage flows north of Minnesota Street. Staff is recommending that a drainage plan in accordance with the South Robbinsdale Drainage

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Basin Plan be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as necessary.

The applicant has submitted a grading plan showing final contours. Upon submittal of a Preliminary Plat, the grading plan shall be revised to show existing contours as well as final contours.

Access: The plat document identifies a cul-de-sac street extending north from Hanover Drive to serve as legal access to the proposed lots. The street is classified as a sub-collector street requiring a minimum 52 foot wide right-of-way with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, the bulb of the cul-de-sac shall be located in a minimum 110 foot wide diameter right-of-way and constructed with a minimum 90 foot wide diameter paved surface or a Variance to the Subdivision Regulations shall be obtained.

The cul-de-sac street measures approximately 1,150 feet. The Street Design Criteria Manual requires that an intermediate turnaround measuring a minimum 110 foot wide in diameter with a minimum 90 foot wide paved diameter paved surface be provided at intervals not to exceed 600 feet. Staff is recommending that prior to Preliminary Plat approval by the City Council, a Special Exception be obtained as identified or the plat document shall be revised accordingly.

The previously approved Layout Plat provided a street connection to the east lot line of the 9.57 acre parcel. This proposed plat identifies subdividing the 9.57 acre parcel into 16 single family residential lots leaving a 6.04 non-transferable balance east of the proposed development. As such, staff is recommending that upon submittal of a Preliminary Plat, a Master Plan of the non-transferable balance be submitted for review and approval. In addition, the Master Plan as well as the Preliminary Plat for the subject property must provide a street connection to the property located east of the subject property.

Fire Department: The Fire Department has indicated that all streets 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 or a Variance to the Subdivision Regulations must be obtained. The fire hydrants must be in place and operational prior to any building construction. The Fire Department has also 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.

Forty Unit Rule: Elm Avenue is currently a dead end street. In addition, the subject property is accessed via Hanover Drive extending east from Elm Avenue and is also a dead end street. As such, 138 dwelling units are currently served with one point of access extending from the E. Minnesota Street/Elm Avenue intersection. The proposed plat would add an additional 16 dwelling units resulting in 154 dwelling units with one point of access. On August 16, 2000, 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 access shall be provided when more than forty (40) dwelling units are

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exclusively accessed from a street". As such, a Special Exception must be obtained to allow 154 dwelling units with one point of access or a second access road must be provided.

Street Name: The Emergency Services Communication Center has indicated that a street name must be submitted for the north-south street as shown on the plat document. As such, staff is recommending that prior to submittal of a Final Plat, the applicant must submit a proposed street name to the Emergency Services Communication Center for review and approval. In addition, the plat document must be revised to show the approved street name.

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