

STAFF REPORT
April 22, 2004

No. 04PL047 - Layout Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for Web Real Estate Holdings Company, LLC
REQUEST	No. 04PL047 - Layout Plat
EXISTING LEGAL DESCRIPTION	Property described by metes and bounds as commencing at the SW corner of the NW ¼ of the SE 1/4 of Section 11, T1N, R7E, BHM, point also the Point of Beginning; travel 918.99 feet at a bearing N00°21'00" East to a point; thence travel 225.24 feet at a bearing S41°05'15" East to a point; thence travel 110.01 feet at a bearing N35°36'28" East to a point; thence travel 100.98 feet at a bearing N69°46'53" East to a point; thence travel 122.49 feet at a bearing N87°48'19" East to a point; thence travel 74.12 feet at a bearing S52°32'01" East to a point; thence travel 126.16 feet at a bearing S73°30'07" East to a point; thence travel 237.48 feet at a bearing S61°30'24" East to a point; thence travel 174.01 feet at a bearing N90°00'00" East to a point; thence travel 129.48 feet at a bearing S30°35'10" East to a point; thence travel 117.84 feet at a bearing S07°03'57" East to a point; thence travel 120.73 feet at a bearing S24°43'12" West to a point; thence travel 216.00 feet at a bearing S67°49'27" West to a point; thence travel 387.50 feet at a bearing S45°54'33" West to a point; thence travel 548.94 feet at a bearing N89°27'22" West to the point of beginning; said parcel contains approximately 16.55 acres more or less
PARCEL ACREAGE	Approximately 16.55
LOCATION	West of the western terminus of Fairmont Boulevard and north of Tower Road
EXISTING ZONING	Low Density Residential District/Medium Density Residential District w/Planned Development
SURROUNDING ZONING	
North:	Office Commercial District/Low Density Residential District w/Planned Development
South:	General Agriculture District
East:	General Commercial District w/Planned Development
West:	Park Forest District

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PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/26/2004
REVIEWED BY	Vicki L. Fisher / Curt Huus

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat, geotechnical information and slope stability analysis shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat, a grading plan shall be submitted for review and approval;
3. Upon submittal of a Preliminary Plat, a Drainage Plan in accordance with the Meade Hawthorne Drainage Basin Design Plan shall be submitted for review and approval. The drainage plan shall also identify off-site impacts. In addition, the plat document shall be revised to provide drainage easements as needed;
4. Upon submittal of a Preliminary Plat, road construction plans for Sandstone Lane and Pevans Parkway shall be submitted for review and approval. In particular, the construction plans shall show the streets located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, street light conduit and sewer or a Variance to the Subdivision Regulations shall be obtained;
5. Upon submittal of a Preliminary Plat, the applicant shall demonstrate that Sandstone Lane can be constructed within the existing 52 foot wide right-of-way or additional right-of-way shall be obtained. In addition, the construction plans shall show Sandstone Lane constructed in the center of the right-of-way or a Special Exception shall be obtained as per the Street Design Criteria Manual. If a Variance to the Subdivision Regulations is granted to waive the requirement to provide a minimum 27 foot wide paved surface, then visitor parking at a ratio of one space per dwelling unit shall be provided within 300 feet of the residence or a Special Exception shall be obtained;
6. Upon submittal of a Preliminary Plat, the plat document shall be revised to show access easements to all proposed lots with a shared driveway or the lot configurations shall be revised to provide individual driveways to each lot. In addition, road construction plans for the access easements shall be submitted for review and approval. In particular, road the construction plans shall show the access easements with a width of 49 feet and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
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 or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to provide public utility easements or additional rights-of-way for maintenance of manholes located on proposed lots or the sewer main shall be reconstructed placing the existing sewer line in the proposed right-of-way;
8. 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

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- approval or a Variance to the Subdivision Regulations shall be obtained. The water plans shall also provide a connection between the Terracita High Level Pressure Zone and the Southwest High Level Pressure Zone. In addition, utility easements shall be provided as needed;
9. Upon submittal of a Preliminary Plat, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 10. Upon submittal of a Preliminary Plat, the applicant shall identify the location of the street name change for Sandstone Lane and Pevans Parkway. In addition, the plat document shall be revised to clearly show the street names;
 11. All Uniform Fire Codes shall be continually met;
 12. Upon submittal of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,
 13. Prior to Preliminary Plat approval by the City Council, a Major Amendment to the Planned Residential Development shall be obtained to allow a townhome development in lieu of the previously approved single family residential development.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide a portion of a 61.75 acre parcel creating 38 townhome lots and seven single family residential lots leaving a 49.32 acre unplatted balance. The applicant has also submitted a Major Amendment to an Initial Planned Residential Development to allow a combination of townhomes and single family residences in lieu of exclusively permitting single family residences. (See companion item #04PD029.)

On July 7, 2001, the City Council approved an Initial Planned Residential Development to allow for a mixed residential development on a 61.75 acre parcel, including the subject property. In particular, the Initial Planned Residential Development identified 21 single family residences to be located on the subject property.

On April 5, 2004, the City Council denied without prejudice at the applicant's request a Layout Plat to subdivide the subject property into 42 townhome lots. In addition, the City Council denied without prejudice at the applicant's request a Major Amendment to an Initial Planned Residential Development to allow the townhome development. (See associated items #04PL015 and 04PD010.)

The subject property is located at the eastern terminus of Pevans Parkway and is a part of the Skyline Pines East Development. Currently, the subject 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 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

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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:

Drainage Plan: A drainage plan in accordance with the Meade Hawthorne Drainage Basin Design Plan must be submitted for review and approval. The drainage plan must also identify conceptual off-site impacts. Staff is recommending that a drainage plan be submitted for review and approval as identified. In addition, the plat document must be revised to provide drainage easements as needed.

Sandstone Lane/Evans Parkway: The Layout Plat identifies the connection of Sandstone Lane and Evans Parkway. The two streets are classified as a sub-collector requiring that they be located within a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, street light conduit and sewer or a Variance to the Subdivision Regulations must be obtained. The Layout Plat identifies that the streets will be constructed with a 24 foot wide right-of-way which does not allow for on-street parking. If a Variance to the Subdivision Regulations is granted to waive the requirement to provide a minimum 27 foot wide paved surface, then visitor parking at a ratio of one space per dwelling unit must be provided within 300 feet of the residence or a Special Exception must be obtained.

The Layout Plat also identifies the construction of Sandstone Lane within the existing right-of-way located directly south of the subject property. Upon submittal of a Preliminary Plat, the applicant must demonstrate that Sandstone Lane can be constructed within the existing 52 foot wide right-of-way or additional right-of-way must be obtained. In addition, the construction plans must show Sandstone Lane constructed in the center of the right-of-way or a Special Exception must be obtained as per the Street Design Criteria Manual. The Layout Plat also identifies that periodic use of curb and gutter will be provided along this section of Sandstone Lane as needed to direct drainage. As identified above, the applicant must obtain a Variance to the Subdivision Regulations to waive the requirement to install curb and gutter along Sandstone Lane. In addition, the applicant must demonstrate that the proposed periodic curb and gutter functions to direct drainage along this section of the street.

Access Easements: The Layout Plat identifies shared approaches to all of the proposed lots. In addition, six of the proposed lots will have shared driveways. As such, upon submittal of a Preliminary Plat, the plat document must be revised to show access easements as needed for the six lots or individual driveways must be provided to each lot. In addition, road construction plans for the access easements must be submitted for review and approval. In particular, road the construction plans must show the access easements with a width of 49 feet and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained.

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Sewer: Upon submittal of a Preliminary Plat, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines must be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. A sewer main is currently located in a portion of the Evans Parkway right-of-way in a zigzag design. The Layout Plat identifies that sewer manholes will be located on three of the proposed lots. As such, the plat document must be revised to provide public utility easements or additional rights-of-way for maintenance of the manholes on the proposed lots. Due to concerns with landscaping and other improvements interfering with maintenance of the manholes, staff is suggesting that the sewer main be straightened and relocated in the right-of-way.

Water: Upon submittal of a Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. The water plans must also provide a connection between the Terracita High Level Pressure Zone and the Southwest High Level Pressure Zone. In addition, utility easements must be provided as needed.

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.

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