

STAFF REPORT
September 9, 2004

No. 04PL098 - Layout Plat

ITEM 31

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying and Consulting Engineers for the Good Samaritan Society
REQUEST EXISTING LEGAL DESCRIPTION	No. 04PL098 - Layout Plat Tract D of Medicine Ridge No. 2 and all of Lot 3 of Tower Ridge Subdivision and all of Tract F and Tract G located in the NE1/4 of SW1/4 and SE1/4 of NW1/4 of Section 23, and a portion of the Point Vista Court right-of-way, all located in the W1/2 of Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 of ELGSS Subdivision, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 23.11 Acres
LOCATION	5440 Plains Vista Court
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Park Forest District
East:	Low Density Residential District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/9/2004
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 application, a grading plan and an erosion and sediment control plan for all improved areas shall be submitted for review and approval;**
- 2. Upon submittal of a Preliminary Plat application, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall analyze impacts downstream and be designed in compliance with the South Truck Route Drainage Basin Plan. In addition, on-site detention shall be provided as needed. The plat document shall also be revised to provide drainage easements as necessary;**

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3. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains and service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In particular, the water main connection point to the six inch water main located in Enchantment Road shall be replaced with an eight inch water main from the connection point extending west a distance of 200 feet to connect with an existing eight inch water main with eight inch PVC . In addition, the water plans shall provide a loop either back to Enchantment Road or US Highway 16. Supplemental tap fees shall also be paid as required;
4. Upon submittal of a Preliminary Plat application, sanitary sewer plans prepared by a Registered Professional Engineer showing the extension of sewer mains and service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. Supplemental tap fees shall also be paid as required;
5. Upon submittal of a Preliminary Plat application, road construction plans for Enchantment Road shall be submitted for review and approval. In particular, construction plans shall show Enchantment Road located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
6. Upon submittal of a Preliminary Plat application, road construction plans for Plains Vista Court shall be submitted for review and approval. In particular, the road construction plans shall show Plains Vista Court located in a minimum 49 foot wide right-of-way 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. If the applicant is proposing to vacate that portion of Plains Vista Court located on the subject property than an alternate road connection from Enchantment Road to the frontage road located along US Highway 16 shall be secured either as an "H Lot" or platted as right-of-way. In addition, the adjacent property owner located along the north of Plains Vista Court shall participate in vacating the northern half of Plains Vista Court or a Variance to the Subdivision Regulations shall be obtained to allow platting only half a right-of-way;
7. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
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;
9. All Uniform Fire Codes shall be continually met;
10. Prior to submittal of a Final Plat application, the plat shall be revised to show "Point Vista Court" as "Plains Vista Court"; and,
11. 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.

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GENERAL COMMENTS:

(Update August 29, 2004. All revised and or added text is shown in bold text.) This Staff Report was continued at the August 26, 2004 Planning Commission meeting at the applicant's request.

(Update August 24, 2004. All revised and/or added text is shown in bold text.) The applicant has submitted a Layout Plat to combine four lots into one lot and to vacate a portion of the Plains Vista Court right-of-way. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit and sewer. The applicant has also submitted a Rezoning request to change the zoning designation of the subject property from General Agriculture District to Medium Density Residential District. In addition, the applicant has submitted an Initial Planned Residential Development to allow an independent senior living community to be constructed on the property. The applicant has also submitted a Comprehensive Plan Amendment to change the future land use designation on the subject property from Low Density Residential to Medium Density Residential with a Planned Residential Development. (See companion items #04CA031, 04SV044, 04RZ038 and 04PD041.)

The property is located at the southern terminus of Plains Vista Court. Currently, a single family residence is located on existing Tract D and Tract G, respectively.

STAFF REVIEW:

A corrected legal description has been submitted and the required notices have been published. An incorrect metes and bounds legal description was submitted with the associated applications which require notice of hearing(s). As such, staff is recommending that all of the items be continued to the August 26, 2004 Planning Commission meeting to be heard in conjunction with each other and to allow notice to be published with the correct legal description.

This request was continued to the August 26, 2004 Planning Commission meeting to allow time for discussions with the South Dakota Department of Transportation staff as well as City staff regarding the access to the project. Based on those discussions and a proposed alternative access plan, the applicant along with a representative of the South Dakota Department of Transportation and a representative of the City of Rapid City will be meeting with the adjoining property owners on August 23, 2004. Because the access issue may significantly affect the layout of the project, updated information will be provided to the Planning Commission based on the outcome of that discussion.

The representatives as identified above met August 23, 2004 to discuss alternate access points to the subject property as well as securing a frontage road from Enchantment Road to connect with an existing frontage road in the US Highway 16 right-of-way. The adjacent property owner has requested a month to review the options with the applicant. However, the Layout Plat may be reviewed at this time considering that the stipulations of approval require that this issue be resolved prior to submittal of a Preliminary Plat. As such, staff has reviewed the Layout Plat and has noted the following considerations:

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Drainage: The subject property is located in the South Truck Route Drainage Basin Plan. Staff is recommending that upon submittal of a Preliminary Plat, a drainage plan be submitted for review and approval. In particular, the drainage plan must analyze impacts downstream and be designed in compliance with the South Truck Route Drainage Basin Plan. In addition, on-site detention must be provided as needed. The plat document must also be revised to provide drainage easements as necessary.

Water: Currently, a six inch water main is located in Enchantment Road. However, the proposed use of the property will require that the six inch water main be replaced with an eight inch water main. In particular, the six inch water main must be replaced a distance of 200 feet extending west with an eight inch water main to connect with an existing eight inch water main located in the US Highway 16 right-of-way in order to provide adequate water and fire flows to the property. As such staff is recommending that upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains and service lines be submitted for review and approval as identified or a Variance to the Subdivision Regulations shall be obtained. In addition, the water plans must provide a loop either back to Enchantment Road or US Highway 16. Supplemental tap fees must also be paid as required.

Sewer: The applicant is proposing to bore under US Highway 16 with an eight inch sanitary sewer main. This will require the extension of the main along the west side of US Highway 16 from the crossing location to approximately 150 feet north of Fox Run. In addition, a private lift station will be required to force main the sewage to a gravity system located in US Highway 16 right-of-way. Staff is recommending gravity sewer be extended along the east side of US Highway 16 to an existing crossing located at Section 23 east/west $\frac{1}{4}$ line. This will preclude the need to bore under US Highway 16. Staff is recommending that upon submittal of a Preliminary Plat application, sanitary sewer plans prepared by a Registered Professional Engineer showing the extension of sewer mains and service lines be submitted as identified for review and approval. Supplemental tap fees must also be paid as required.

Enchantment Road: Enchantment Road is located along the north lot line and is classified as a sub-collector street requiring that it be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Enchantment Road is located in a 66 foot wide right-of-way and constructed with a 27 foot wide paved surface. Sidewalk, curb, gutter, street light conduit and a sewer main have not been constructed along Enchantment Road. As such, staff is recommending that upon submittal of a Preliminary Plat application, road construction plans showing Enchantment Road constructed as a sub-collector street must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Plains Vista Court: Plains Vista Court extends into the subject property a distance of 890 feet with a cul-de-sac at the southern terminus. Plains Vista Court is classified as a lane-place street requiring that it be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk,

street light conduit, water and sewer. Currently, Plains Vista Court is located in an 80 foot wide right-of-way and constructed with an approximate 20 foot wide graveled surface. To date, sidewalk, curb, gutter, street light conduit, water and sewer have not been constructed along Plains Vista Court. As such, staff is recommending that upon submittal of a Preliminary Plat application, road construction plans showing Plains Vista Court as a lane-place street must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

The Layout Plat identifies vacating that portion of Plains Vista Court located on the subject property. However, Plains Vista Court may function as a frontage road extending from Enchantment Road east to the US Highway 16 right-of-way as future development of this area continues. The existing frontage road extending south from Enchantment Road provides a minimum separation from the frontage road/Enchantment Road intersection with US Highway 16. As such, staff is recommending that if the applicant is proposing to vacate that portion of Plains Vista Court located on the subject property than an alternate road connection from Enchantment Road to the frontage road located along US Highway 16 must be secured either as an "H Lot" or platted as right-of-way. In addition, the adjacent property owner located along the north of Plains Vista Court must participate in vacating the northern half of Plains Vista Court or a Variance to the Subdivision Regulations shall be obtained to allow platting only half a right-of-way.

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s) or a Variance to the Subdivision Regulations must be obtained waiving the requirement to install a central water system. In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access. Staff is recommending that construction plans be submitted for review and approval as identified upon Preliminary Plat submittal.

Emergency Services Communication Services: The Layout Plat identifies "Plains Vista Court" as "Point Vista Court". The Emergency Services Communication Services has indicated that the correct street name is "Plains Vista Court". As such, staff is recommending that prior to submittal of a Final Plat application, the plat document be revised to show the correct street name.

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