

STAFF REPORT
May 5, 2005

No. 05PL022 - Layout Plat

ITEM 10

GENERAL INFORMATION:

PETITIONER	Dream Design International for SPF, LLC
REQUEST	No. 05PL022 - Layout Plat
EXISTING LEGAL DESCRIPTION	Government Lot 4 less right-of-way; the unplatted portion of the SE1/4 SW1/4, the unplatted balance of the S1/2 SE1/4, Section 18, T2N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Freeland Meadows Subdivision, Section 18, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 146.82 Acres
LOCATION	North of Country Road east of West Nike Road
EXISTING ZONING	General Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	General Agriculture District/Low Density Residential District (Pennington County)
South:	General Agriculture District/Limited Agriculture District (Pennington County)
East:	General Agriculture District/Limited Agriculture District (Pennington County)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	1/28/2005
REVIEWED BY	Vicki L. Fisher / Curt Huus

RECOMMENDATION:

Staff recommends that the Layout Plat be continued to the **May 26, 2005 Planning Commission meeting to allow the applicant to submit additional information.**

GENERAL COMMENTS:

(Update April 22, 2005. All revised and/or added text is shown in bold print.) This item was continued at the April 21, 2005 Planning Commission meeting to allow the applicant time to submit additional information. Staff met with the applicant's consultant on April 14, 2005 to discuss the outstanding issues relative to this plat. To date, the additional information and/or revised Layout Plat as identified at the

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meeting, has not been submitted for review and approval. As such, staff is recommending that the Layout Plat be continued to the May 26, 2005 Planning Commission meeting to allow the applicant's consultant to submit the additional information for review and approval. Please note that no other part of this Staff Report has been altered.

(Update April 10, 2005. All revised and/or added text is shown in bold print.) This item was continued at the March 24, 2005 Planning Commission meeting to allow the applicant time to submit additional information. Staff will meet with the applicant's consultant on April 14, 2005 to discuss the outstanding issues relative to this plat. As such, staff is recommending that the Layout Plat be continued to the May 5, 2005 Planning Commission meeting in order to meet with the applicant's consultant as indicated and to allow the applicant's consultant to submit the additional information for review and approval. Please note that no other part of this Staff Report has been altered.

(Update March 12, 2005. All revised and/or added text is shown in bold print.) This item was continued at the February 24, 2005 Planning Commission meeting to allow the applicant time to submit additional information. To date, the information has not been submitted. As such, the applicant has requested that the Layout Plat be continued to the April 21, 2005 Planning Commission meeting. Please note that no other part of this Staff Report has been altered.

The applicant has submitted a Layout Plat to subdivide 146.8 acres into 425 residential lots to be known as "Freeland Meadows Subdivision". In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along Country Road and W. Nike Road as they abut the subject property. The applicant has also submitted a Petition for Annexation request to annex the subject property, a Comprehensive Plan Amendment to change the future land use designation from 2.5 dwelling units per acre to Low Density Residential with a Planned Residential Development, two Rezoning requests from No Use District to Low Density Residential District, a Rezoning request from No Use District to Medium Density Residential District and two separate Planned Development Designation requests. (See companion items #05SV012, 05AN001, 05CA011, 05RZ013, 05RZ014, 05RZ015, 05PD005 and 05PD006.)

The property is located between 143rd Avenue and W. Nike Road on the north side of Country Road. Currently, a single family residence is located in the southern portion of the subject property.

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

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Design Criteria Manual will require a formal variance request or an exception whichever is applicable.

STAFF REVIEW:

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

Annexation: As previously indicated, the applicant has submitted a petition requesting to annex the subject property. In May, 1983, the City Council approved a resolution requiring all properties that are contiguous to Rapid City which are being platted to be annexed into the city limits of Rapid City prior to Preliminary Plat approval. As such, staff is recommending that the property be annexed accordingly.

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 two of the lots have a length twice the distance of the width. Staff is recommending that prior to submittal of a Final Plat, the Variance to the Subdivision Regulations must be obtained or the plat must be revised to comply with the length to width requirement.

Sewer: 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 must be obtained. In particular, the adopted Northeast Area Utility Study identifies a sewer main trunk located in the east-west leg of W. Nike Road as well as being extended through the subject property. In addition, the proposed regional lift station must be re-located to the LaCrosse Street area as per City Council. It appears that a majority of the property will gravity sewer to the lift station. The balance of the property will require an interim local lift station to pump sewer to the proposed regional lift station. Staff is recommending that the sewer issue be addressed as identified upon submittal of a Preliminary Plat.

Water: Water system 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 shall be obtained. In addition, the water plan must provide a water system analysis, including identifying the source(s), quantities of domestic and fire flows, looping, etc. The water plan must also show the relocation of a four inch water line that currently extends through the property or the plat document must be revised to provide a utility easement. In addition, the four inch water line must be replaced with an eight inch line.

The adopted Northeast Area Utility Study identifies two-12 inch water mains along W. Nike Road, and a 12 inch and a 14 inch water main along Country Road. Staff is recommending that upon submittal of a Preliminary Plat, the water plans be submitted for review and approval as identified. In addition, the applicant must request oversizing reimbursement from the City in writing

Drainage: As part of the Preliminary Plat application, a drainage plan must be submitted for review and approval. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. The plat document must

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be revised to provide drainage easements as needed. It appears that on-site detention may be needed. Staff is recommending that upon submittal of a Preliminary Plat application, a drainage and grading plan, as well as an erosion and sediment control plan, be submitted for review and approval and the plat document be revised to provide drainage easements as identified.

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 Center/Register of Deed's Office: The plat document does not identify the proposed street names. Prior to submittal of a Final Plat, the applicant must submit proposed street names to the Emergency Services Communication Center for review and approval. In addition, the plat document must be revised to show the approved street names.

The Register of Deed's Office has indicated that "Freeland Subdivision" currently exists. As such, prior to submittal of a Final Plat application, the applicant must submit a different subdivision name to the Register of Deed's Office for review and approval. In addition, the plat document must be revised to show the approved subdivision name.

Traffic Study: As previously indicated, the Layout Plat creates 425 residential lots resulting in a traffic count of 4,250 average daily trips. Staff is recommending that upon submittal of a Preliminary Plat, a traffic study be submitted for review and approval to determine the impact the development will have on streets adjacent to the development, as well as any required street improvements.

Country Road: Country Road is located along the south lot line of the subject property and is classified as a principal arterial street on the City's Major Street Plan requiring that the street be located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Currently, Country Road is located in a 66 foot wide right-of-way with an approximate 20 foot wide paved surface. As such, staff is recommending that upon submittal of a Preliminary Plat, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document shall be revised dedicating an additional 17 feet of right-of-way.

W. Nike Road and 143rd Avenue: The Layout Plat identifies W. Nike Road along the west lot line of the subject property and 143rd Avenue located along the east lot line of the subject property. Both streets are identified on the City's Major Street Plan as collector streets requiring that they be located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Currently, W. Nike Street is located in a 66 foot wide right-of-way and constructed with a 20 foot wide paved surface. In addition, 143rd Avenue is located in a 66 foot wide right-of-way

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and constructed with a 24 foot wide paved surface. As such, staff is recommending that upon submittal of a Preliminary Plat, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document shall be revised dedicating an additional five feet of right-of-way for each street.

Cul-de-sac Streets: The Layout Plat identifies four cul-de-sac streets serving as access throughout the development. As such, staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for the cul-de-sac streets must be submitted for review and approval. In particular, the cul-de-sac streets must be located in a minimum 49 foot 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 must be obtained. In addition, the construction plans must identify the construction of a permanent turnaround at the end of the cul-de-sacs with a minimum 110 foot diameter right-of-way and a minimum 92 foot diameter paved surface or a Variance to the Subdivision Regulations must be obtained.

Sub-collector Streets: The Layout Plat identifies several sub-collector streets serving as access throughout the development. As such, staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the sub-collector streets must be submitted for review and approval. In particular, the road construction plans must 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, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

LaCrosse Street: The Layout Plat identifies LaCrosse Street extending through the middle of the subject property. LaCrosse Street is identified as a principal arterial street on the City's Major Street Plan requiring that the street be located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, street light conduit, water and sewer. The Layout Plat identifies a 76 foot wide right-of-way for LaCrosse Street. As such, staff is recommending that upon submittal of a Preliminary Plat, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

The Layout Plat does not clearly show whether the right-of-way for LaCrosse Street extends all the way to Creek Drive. However, staff is recommending that upon submittal of a Preliminary Plat, the plat document as well as the construction plans show the connection of LaCrosse Street to Creek Drive. If the applicant is unable to obtain the right-of-way for this portion of LaCrosse Street from the adjacent property owner, than an alternate road connection from the subject property to Country Road must be provided.

The Layout Plat also identifies four residential lots with direct access onto LaCrosse Street. In addition, four of the proposed streets intersecting with LaCrosse Street do not provide the minimum separation between streets along a principal arterial street. As such, staff is recommending that the Layout Plat be revised to eliminate direct access onto LaCrosse Street and to provide the minimum separation requirement between intersections.

Revising the Layout Plat as proposed may significantly change the road networking and lot

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configuration of the subject property. As such, staff is recommending that the Layout Plat be continued to allow the applicant to revise the Layout Plat as identified.