

STAFF REPORT
May 26, 2005

No. 05PL075 - Layout Plat

ITEM 11

GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for Eagle Ridge - One LP
REQUEST	No. 05PL075 - Layout Plat
EXISTING LEGAL DESCRIPTION	Unplatted balance of the NW1/4 NW1/4 and the unplatted balance of the SE1/4 NW1/4, less Lot 1 Black Hills Estates, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 and Lot 2 of the Black Hills Estates, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.9 acres
LOCATION	Between southern terminus of Stumer Road and Catron Boulevard
EXISTING ZONING	Medium Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	General Agriculture District
East:	Office Commerical District (Planned Commercial Development) - Medium Density Residential District (Planned Development Designation)
West:	Low Density Residential (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/14/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

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 a drainage plan, as well as an erosion and sediment control plan, shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as needed;

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2. Upon submittal of a Preliminary Plat application, a utility master plan shall be submitted for review and approval. In particular, the utility master plan shall provide for the extension of private and public utilities through the subject property as well as to adjacent properties;
3. Upon submittal of a Preliminary Plat application, a geotechnical report including pavement design shall be submitted for review and approval;
4. 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. In addition, the applicant shall submit a written request for costs for oversized facilities;
5. 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. In particular, a water system model and report of the water distribution system shall be submitted for review and approval demonstrating that adequate flows and pressures are being provided to serve the development;
6. Upon submittal of a Preliminary Plat application, road construction plans for Stumer Road shall be submitted for review and approval. In particular, Stumer Road shall be located in a minimum 60 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;
7. Upon submittal of a Preliminary Plat application, road construction plans for Catron Boulevard shall be submitted for review and approval. In particular, Catron Boulevard shall be constructed with curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
8. Upon submittal of a Preliminary Plat application, road construction plans providing a turnaround on the subject property for the future commercial street to be located directly east of the subject property shall be submitted for review and approval. In particular, the turnaround shall be located in right-of-way and constructed either as a hammerhead or a cul-de-sac bulb and designed to provide fire apparatus access or a Variance to the Subdivision Regulations shall be obtained;
9. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show a non-access easement along Stumer Road except for approved approach location(s) and along Catron Boulevard;
10. Upon submittal of a Preliminary Plat application, a subdivision cost estimate shall be submitted for review and approval; 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.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide the subject property into two multi-family residential lots, leaving a non-transferable unplatted balance. The lots are sized 4.68 acres and 6.21 acres, respectively.

On March 11, 2005, a Layout Plat was submitted to subdivide 101.5 acres into 25 parcels to be known as the Black Hills Estates Subdivision. This Layout Plat includes the subject

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property as one 10.89 acre parcel and will also be considered at the May 26, 2005 Planning Commission meeting.

The property is located south of Stumer Road and north of Catron Boulevard and is currently 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 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:

Zoning: The property is currently zoned Medium Density Residential with a Planned Residential Development. The applicant has submitted a site plan identifying that the property will be developed in two phases. Phase One will include eight 12 plexes for a total of 96 dwelling units. In addition, Phase Two will include five eight plexes and one 12 plex for a total of 52 dwelling units. (Please note that the proposed lot sizes will allow a maximum of 132 dwelling units and 177 dwelling units on each lot, respectively.) Prior to issuance of a building permit, an Initial and Final Planned Residential Development must be reviewed and approved.

The applicant should be aware that two points of access must be provided to each lot or an Exception to the Street Design Criteria Manual must be approved to allow more than 40 dwelling units with one point of access. In addition, the applicant should be aware that approval of the Layout Plat does not indicate approval of the proposed land use.

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 be revised to provide drainage easements as 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.

Geotechnical Report: A geotechnical report including pavement design must be submitted for review and approval. Staff is recommending that a geotechnical report as identified be submitted for review and approval upon submittal of a Preliminary Plat application.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be

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designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, 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. The International Fire Code will need to be continually met.

Catron Boulevard: Catron Boulevard 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. A principal arterial street must be located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Catron Boulevard is located in a 150 foot wide right-of-way and constructed with a 40 foot wide paved surface. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for Catron Boulevard be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Black Hills Boulevard: The Layout Plat identifies Black Hills Boulevard extending north from Catron Boulevard into the subject property. Black Hills Boulevard is classified as a commercial street. A commercial street must be located in a minimum 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for Black Hills Boulevard be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Stumer Road: The Layout Plat identifies Stumer Road extending through the subject property. Stumer Road is classified as a collector street on the City's Major Street Plan. A collector street must be located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for Stumer Road be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Commercial Street: The Layout Plat identifies a proposed east-west commercial street terminating at the east property line of the subject property and extending east through a portion of the proposed unplatted balance. As such, staff is recommending that upon submittal of a Preliminary Plat application, road construction plans providing a turnaround on the subject property for the future commercial street be submitted for review and approval. In particular, the turnaround must be located in right-of-way and constructed either as a hammerhead or a cul-de-sac bulb and designed to provide fire apparatus access or a Variance to the Subdivision Regulations must be obtained.

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. In particular, the sewer plan must show the extension of a sanitary sewer system along Catron Boulevard and Stumer Street as they abut the subject property. Upon submittal of a Preliminary Plat application, the construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In

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addition, the applicant must include a written request for any costs for oversized facilities.