

STAFF REPORT

June 9, 2005

No. 05PL090 - Preliminary Plat

ITEM 14

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Doeck, L.L.C.
REQUEST	No. 05PL090 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of the NE1/4 of the SE1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 15 acres
LOCATION	Adjacent to West Nike Road
EXISTING ZONING	General Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	Low Density Residential District (Planned Residential Development)
East:	General Agriculture District (Pennington County)
West:	General Agriculture District (Pennington County)
DATE OF APPLICATION	5/13/2005
REVIEWED BY	Todd Tucker / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the July 7, 2005 Planning Commission meeting.

GENERAL COMMENTS: The applicant has submitted a Preliminary Plat to subdivide approximately 15 acres into 56 residential lots. The proposed development is Phase I of Brookfield Subdivision. The subject property is located northeast of the Rapid City limits off Haines Avenue near the Mallridge and Northbrook Village Subdivisions. Currently there are no structures on the property. On April 4, 2005, the City Council approved a Layout Plat (05PL035) for the subject property. The applicant has also submitted a Variance to the Subdivision Regulations to allow lots twice as long as they are wide and to waive the requirement to install sidewalk on Cobalt Drive and to waive the requirement to install street light conduit on Cobalt Drive, Adonia Lane, Wisteria Court and Three Rivers Drive.

STAFF REVIEW: Staff has reviewed the Preliminary Plat and has noted the following considerations:

Annexation: The subject property is located adjacent to the City limits of the City of Rapid City. As such, the property must be annexed into the City limits. As of this writing, the applicant has not submitted a petition to annex the subject property into the City of Rapid City, As

STAFF REPORT
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No. 05PL090 - Preliminary Plat

ITEM 14

such, staff is recommending that the Preliminary Plat be continued to the July 7, 2005 Planning Commission meeting to allow the Preliminary Plat to be heard in conjunction with the annexation request.

Air Quality Permit: Staff noted that the subject property is greater than one acre in size. As such, an Air Quality Permit must be obtained.

Lot Dimensions: The majority of the proposed lots located within the proposed subdivision have a length greater than twice the width. Section 16.12.190 of the Rapid City Municipal Code requires that residential lots having a width of not more than 150 feet shall have a lot length not greater than twice the width. As such, the Preliminary Plat must be revised to show the lots in conformance with the Subdivision Regulations or a Variance to the Subdivision Regulations must be obtained. Staff noted that a Variance to the Subdivision Regulations (05SV033) to allow lots twice as long as they are wide has been submitted.

Section Line Highway: An unimproved section line highway is located along the east lot line of the subject property. The section line highway must be constructed as per the City Street Design Criteria Manual 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. As such, the adjacent property owner must participate in the platting of the east half of the section line right-of-way or a Variance to the Subdivision Regulations to allow platting half a right-of-way must be obtained. The Pennington County Board of Commissioners must review and approve a request to open that portion of the section line highway located outside of the City limits prior to Preliminary Plat approval. As such, staff is recommending that the Preliminary Plat be continued to the July 7, 2005 Planning Commission meeting to allow the applicant to address this issue by either submitting the required variance of identifying the dedication of the full right-of-way.

Road Plans: Staff noted that road construction plans for the proposed subdivision have been submitted. In particular, the proposed rights-of-way must be shown with the proper pavement widths with curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations must be obtained. The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install sidewalk on Cobalt Drive and to waive the requirement to install street light conduit on Cobalt Drive, Adonia Lane, Wisteria Court and Three Rivers Drive.

Staff noted that the right-of-way widths shown on the Preliminary Plat do not indicate that all streets located within the development will not allow for on-street parking. As such, staff has concerns that the road network for a development of this size will not support streets without on-street parking. The applicant must revise the street width on the plat to accommodate on-street parking on all streets or provide a minimum of one stall per dwelling within 300 feet of each residence as per the Street Design Criteria Manual or obtain an exception to the Street Design Criteria Manual. Staff is also recommending that "No Parking" and other appropriate signs be installed if the street widths are not adjusted to allow for on-street parking. Staff also noted that the applicant must submit a geotechnical engineering data and recommendations for pavement thickness design for the proposed streets within the subdivision.

STAFF REPORT
June 9, 2005

No. 05PL090 - Preliminary Plat

ITEM

Staff also noted that the required non-access easements on the corner lots were not identified on the submitted plat. As such, a revised Preliminary Plat must be submitted showing the required non-access easements located on lots 24, 52, 57 and 61.

Block Numbers: The Pennington County Register of Deeds staff noted that no block numbers were identified on the Preliminary Plat. As such, a revised Preliminary Plat must be submitted with block numbers located on the plat where they are needed.

Water and Sewer: The developer has presented flow calculations based on a flow test taken at an upstream fire hydrant in March of 2005. At the time of that test, there were many recently platted but still undeveloped residential lots in the area served by the single 12" water main in Haines Avenue that will also supply the proposed subdivision. Since the date of the flow test, final plats have been approved by the City for additional lots in the service area, including in the Auburn Hills, CHMH, and Rainbow Ridge subdivisions. The flow calculations also need to account for flows available on a "peak day", which typically occurs in residential areas in the summer during periods of irrigation use and were therefore not reflected in the flow test. Prior to Preliminary Plat approval by the City Council, the applicant shall provide analysis of water supply to demonstrate adequate capacity under peak flow conditions given the existing level of permitted development served from the water supply system.

Staff noted that the Preliminary Plat does not show the extension of the force main through the subdivision. Prior to Preliminary Plat approval by the Planning Commission, plans for wastewater collection and treatment system improvements must be submitted for review and approval. In particular, the plans shall include the installation of any sanitary sewer force main components that may be located within the subdivision extending from the existing force main at the intersection of Viking Drive and Three Rivers Drive.

Drainage: Prior to submittal of a Final Plat, the plat document must be revised to indicate the minimum floor elevations for structures located on the lots east of Three Rivers Drive and on the west side of Adonia Drive.

Red Line Comments: Staff noted that red line comments addressing required revisions and changes have been made on the Preliminary Plat and construction plans. Staff noted that the comments must be addressed and the red lined drawings must be returned prior to Preliminary Plat approval by the City Council.

Fire: 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. In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access.

Cost/Financing: Prior to City Council approval of a Final Plat, the applicant shall submit executed agreements with the City or other entities as applicable, define financing, cost share agreements, schedules, construction and operation responsibilities, and other relevant details to insure the construction of a sewage lift station or other off-premise sanitary sewer improvements that will be completed as necessary to provide service prior to

STAFF REPORT
June 9, 2005

No. 05PL090 - Preliminary Plat

ITEM

occupancy of any structures. Staff also noted that the applicant must provide a cost estimate for the required subdivision improvements prior to Preliminary Plat approval by the City Council.

Staff is recommending that the Preliminary Plat be continued to the July 7, 2005 Planning Commission meeting to allow the Preliminary Plat to be heard in conjunction with the annexation request and to allow the applicant time to submit the necessary variance requests and additional information.