

STAFF REPORT
July 21, 2005

No. 05PL048 - Layout Plat

ITEM 11

GENERAL INFORMATION:

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| PETITIONER | Dream Design International |
| REQUEST | No. 05PL048 - Layout Plat |
| EXISTING LEGAL DESCRIPTION | A portion of the NE1/4 and SW1/4 NW1/4 Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Lots 1-25, Black Hills Estates located in the NE1/4 and SW1/4 NW1/4 Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 101.5 Acres |
| LOCATION | At the intersection of Catron Boulevard and Fifth Street |
| EXISTING ZONING | Medium Density Residential District - General Commercial District - Office Commercial District - Public District |
| SURROUNDING ZONING | |
| North: | Public District |
| South: | Pennington County |
| East: | Medium Density Residential District - Office Commercial District - General Commercial District (Planned Development Designation) |
| West: | Low Density Residential District (Planned Development Designation) |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 3/11/2005 |
| REVIEWED BY | Vicki L. Fisher / Bob Dominicak |

RECOMMENDATION:

Staff recommends that the Layout Plat be continued to the **August 4, 2005 Planning Commission meeting as requested by the applicant.**

GENERAL COMMENTS:

(Update July 13, 2005. All revised and/or added text is shown in bold print.) On July 1, 2005, the applicant submitted a traffic analysis for the proposed development. This item was continued at the July 7, 2005 Planning Commission meeting to allow staff to review the information. The traffic analysis identifies two different options for the location of Stumer Road as it extends through the subject property to Fifth Street.

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The applicant has indicated that the preferred alignment will result in Stumer Road being off-set at two intersections along Black Hills Boulevard. As such, the applicant has requested that the Layout Plat be continued to the August 4, 2005 Planning Commission meeting to allow the Layout Plat to be revised to show the off-set street alignment as shown on "Option 1" in the traffic analysis. Staff is recommending that the Layout Plat be continued as requested by the applicant. Please note that no other part of this Staff Report has been altered.

(Update June 27, 2005. All revised and/or added text is shown in bold print.) This item was continued at the June 9, 2005 Planning Commission meeting to allow the applicant time to submit additional information. To date, the additional information has not been submitted for review and approval. As such, staff is recommending that the Layout Plat be continued to the July 21, 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 May 30, 2005. All revised and/or added text is shown in bold print.) This item was continued at the May 26, 2005 Planning Commission meeting to allow the applicant time to submit additional information. To date, the additional information and/or revised Layout Plat as identified at the meeting, has not been submitted for review and approval. As such, staff is recommending that the Layout Plat be continued to the July 7, 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 May 16, 2005. All revised and/or added text is shown in bold print.) This item was continued at the May 5, 2005 Planning Commission meeting to allow the applicant time to submit additional information. Staff met with the applicant's consultant on May 13, 2005 to discuss the outstanding issues relative to this plat. To date, the additional information and/or revised Layout Plat as identified at the meeting, has not been submitted for review and approval. As such, staff is recommending that the Layout Plat be continued to the June 9, 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 22, 2005. All revised and/or added text is shown in bold print.) This item was continued at the April 7, 2005 Planning Commission meeting to allow the applicant time to submit additional information. To date, the additional information 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 to submit the additional information for review and approval. Please note that no other part of this Staff Report has been altered.

The applicant has submitted a Layout Plat to subdivide the subject property into 25 parcels to be known as the Black Hills Estates Subdivision. The property is located in the northwest corner of the intersection of Catron Boulevard and Fifth Street. Currently, the property is void of any structural development.

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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:

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 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.

Plat Labeling: The Register of Deed's Office has suggested that the plat document be revised to show the proposed parcels as "Lots". In addition, the Emergency Services Communication Center has indicated that street names for all of the interior streets must be submitted for review and approval. In addition, the plat document must be revised to show the approved street names. Staff is recommending that the plat document be revised as identified prior to submittal of a Final Plat application.

Traffic Analysis: It is projected that the proposed development will generate 101,316 average daily trips of traffic. Depending on the type of commercial uses located on the site, significantly greater traffic may be generated. Provision of a traffic analysis is critical to allow a determination of the adequacy of the street network in the area. In addition, a traffic analysis must be submitted for review and approval to determine if turning and stacking lanes are needed within the proposed streets and the adjacent roadways. In particular, improvements along Catron Boulevard, Black Hills Boulevard, Stumer Road and Dan Christy

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Lane may be warranted. In addition, the alignment and design of the roadways, particularly Stumer Road as it abuts Fifth Street, may be required. Staff has previously discussed the need for a traffic analysis with the petitioner's representative and they have indicated that a traffic analysis will be provided. To date, that document has not been received. The potential re-alignment and/or design of the street sections may significantly alter the proposed lot configuration. As such, staff is recommending that the Layout Plat be continued to the May 5, 2005 Planning Commission meeting to allow the applicant to submit a traffic analysis as identified.

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. 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 an east-west commercial street intersecting with Black Hills Boulevard. The Street Design Criteria Manual states that 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 the commercial street be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Residential Street: The Layout Plat identifies a residential street extending into proposed Parcel #25. It is unclear if the street design is intended to create a cul-de-sac street or loop the street back to Enchanted Pines Drive. If looped, the street will create a separate interior lot and must be labeled accordingly. In addition, the street must be constructed as a sub-collector street if it is to serve 20 dwelling units or more and as a lane place street if it is to

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serve less than 20 dwelling units. A sub-collector street must 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. In addition, a lane place street must 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. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for the residential street be submitted for review and approval as identified 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 to an existing sanitary system located in the Catron Boulevard/Fifth Street intersection and along the interior streets within the development. 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 addition, the applicant must include any costs for oversized facilities as identified by approved City Utility Master Plan(s).

Water: Currently, the Terracita Water Zone, a high pressure zone, feeds into Eastridge Subdivision located west of the subject property via a pressure reducing valve at Enchantment Hills Subdivision No.4. However, staff is recommending that a high pressure water loop be extended from Minnesota Ridge Subdivision located north of the subject property to serve any portion of the subject property above an elevation of 3,450. Staff has also noted that the Palo Verde low pressure zone is available for any portion of the subject property with an elevation below 3,450. The applicant should be aware that connection fees will be required to connect to the Terracita Water Zone currently located in Eastridge Subdivision. 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 must be submitted for review and approval. In particular, the water plans must provide an analysis with calculations demonstrating that required fire and domestic flows are being provided as well as fire hydrants, system looping and plan and profile(s). In addition, a water system model and report of the water distribution system must be submitted for review and approval demonstrating that adequate flows and pressures are being provided to serve the development. 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.

Staff is recommending that the Layout Plat be continued as identified above.