

STAFF REPORT
August 25, 2005

No. 05PL048 - Layout Plat

ITEM 2

GENERAL INFORMATION:

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 **approved with the following stipulations:**

- 1. Upon submittal of a Preliminary Plat application, a geotechnical report including pavement design shall be submitted for review and approval;**
- 2. 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;**
- 3. Upon submittal of a Preliminary Plat application, a drainage plan in compliance with the Drainage Criteria Manual shall be submitted for review and approval. The**

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- plat document shall also be revised to provide drainage easements as necessary;
4. Upon submittal of a Preliminary Plat application, a utility master plan including public and private utilities shall be submitted for review and approval;
 5. 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. The plat document shall also be revised to provide utility easements as needed;
 6. 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, the water plans shall 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 shall be submitted for review and approval demonstrating that adequate flows and pressures are being provided to serve the development. The plat document shall also be revised to provide utility easements as needed;
 7. Upon submittal of a Preliminary Plat application, road construction plans for Catron Boulevard shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed with curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained;
 8. Upon submittal of a Preliminary Plat application, road construction plans for Black Hills Boulevard shall be submitted for review and approval. In particular, the road construction plans shall show the street 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 or a Variance to the Subdivision Regulations must be obtained. In addition, the road construction plans shall show the three egress lanes and one ingress lane as per the Traffic Impact Analysis and additional right-of-way shall be dedicated to accommodate the lane(s) with adequate staking distance(s) as needed;
 9. Upon submittal of a Preliminary Plat application, road construction plans for Stumer Road shall be submitted for review and approval. In particular, the road construction plans shall show Stumer Road 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. In addition, the road construction plans shall show three egress lanes and one ingress lane as per the Traffic Impact Analysis and additional right-of-way shall be dedicated to accommodate the ingress/egress lane(s) with adequate staking distance(s) as needed;
 10. Upon submittal of a Preliminary Plat application, road construction plans for the east-west commercial street shall be submitted for review and approval. In particular, the road construction plans shall show the street 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 or a Variance to the Subdivision Regulations shall be obtained;
 11. Upon submittal of a Preliminary Plat application, road construction plans for the

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- looped residential street shall be submitted for review and approval. In particular, the road construction plans shall show the street 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;
12. 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 or a Variance to the Subdivision Regulations waiving the requirement to provide a central water system shall be obtained. In addition, the International Fire Code shall be continually met;
 13. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 14. Prior to submittal of a Preliminary Plat application, the applicant shall address traffic capacity issues specific to street and intersection design(s) and level of service provided at controlled intersections as noted in the Traffic Impact Study. In particular, the applicant shall address capacity issues and address street and intersection design(s) and level of service at all intersections with Fifth Street and Catron Boulevard adjacent to the subject property;
 15. Prior to Preliminary Plat approval by the City Council, the applicant shall enter into an agreement with the City regarding the funding for the signalization of the intersection of Stumer Road and Fifth Street. In addition, the agreement shall identify the installation schedule for the signalization;
 16. Prior to Preliminary Plat approval by the City Council, the applicant shall enter into an agreement with the South Dakota Department of Transportation regarding the funding for the signalization of the intersection of Black Hills Boulevard and Catron Boulevard. In addition, a Connection Permit shall be obtained for the South Dakota Department of Transportation for the proposed intersection;
 17. Prior to submittal of a Final Plat application, the applicant shall submit street names to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street names; and,
 18. 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:

(Update August 16, 2005. All revised and/or added text is shown in bold print.) This item was continued at the August 4, 2005 Planning Commission meeting to allow the applicant to revise the traffic impact analysis to address the traffic concerns generated by the location of Stumer Road and the Parkview Drive/Fifth Street intersection or to revise the Layout Plat to remove the Parkview Drive street connection between Stumer Road and Fifth Street. On August 16, 2005, the applicant submitted a revised Layout Plat showing the elimination of the street connection as identified. As such, staff is recommending that the Layout Plat be approved with the stipulations as outlined above.

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(Update July 27, 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 identifying two different options for the location of Stumer Road as it extends through the subject property to Fifth Street. The applicant has indicated that the preferred alignment will result in Stumer Road being off-set at two intersections along Black Hills Boulevard. On July 21, 2005, the applicant submitted a revised Layout Plat to reflect the off-set street alignment as shown on "Option 1" in the traffic analysis. Staff has noted that the Layout Plat has also been revised to show Parkview Drive extending from Stumer Road and intersecting with Fifth Street. Comments within the traffic impact analysis advises that Parkview Drive may extend from Stumer Road to Fifth Street only as a part of "Option 2", which, as noted above, does not reflect the current revised Layout Plat location for Stumer Road. As such, staff is recommending that the Layout Plat be continued to the August 25, 2005 Planning Commission meeting to allow the applicant to revise the traffic impact analysis to address the traffic concerns generated by the location of Stumer Road and the Parkview Drive/Fifth Street intersection or to revise the Layout Plat to remove the Parkview Drive street connection between Stumer Road and Fifth Street. In particular, staff is concerned with the limited separation between the Parkview Drive/Fifth Street intersection and the Stumer Road/Fifth Street as well as the ability to provide turning and stacking lanes as needed. Please note that no other part of this Staff Report has been altered.

(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. 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.

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(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.

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

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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 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. **On July 1, 2005, the applicant submitted a traffic analysis for the proposed development as identified above. Staff has reviewed the traffic analysis and noted that prior to submittal of a Preliminary Plat application, the applicant must address traffic capacity issues specific to street and intersection design(s) and level of service provided at controlled intersections as noted in the Traffic Impact Study.**

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.

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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 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).

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