

STAFF REPORT
February 9, 2006

No. 06PL002 - Preliminary Plat

ITEM 35

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Belgarde Enterprises
REQUEST	No. 06PL002 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of the E1/2 of the SW1/4; a portion of SW1/4 of the SW1/4; and a portion of the S1/2 of the NW1/4 of the SW1/4; all located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 27.497 acres
LOCATION	At the southeast corner of the intersection of Catron Boulevard and Nugget Gulch Drive
EXISTING ZONING	General Agriculture District - Medium Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	General Agriculture District
East:	General Agriculture District
West:	Medium Density Residential District (Planned Residential Development) - General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	1/13/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Preliminary Plat be approved with the following stipulations:

1. Prior to Planning Commission approval of the Preliminary Plat, the applicant shall demonstrate that a developable area exists between Nugget Gulch and the sub-collector street extending along the south lot line of the subject property or the plat document shall be revised accordingly;
2. Prior to Planning Commission approval of the Preliminary Plat, the plat document shall be revised to show the reconfiguration of the intersection of Nugget Gulch Drive, Belgarde Drive and the sub-collector street. In particular, the intersection shall be revised showing the sub-collector street directly intersecting with Nugget Gulch Drive and the elimination of Belgarde Drive;
3. Prior to City Council approval of the Preliminary Plat, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the

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4. red lined drawings shall be returned to the Growth Management Department;
Prior to City Council approval of the Preliminary Plat, a geotechnical report including pavement design shall be submitted for review and approval. In addition, the geotechnical report shall include soils resistivity test results. If the results indicate severe potential towards corrosion of buried metal, then information shall be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections shall be provided as needed for buried water system metal fixtures;
5. Prior to City Council approval of the Preliminary Plat, additional drainage information shall be submitted for review and approval. In particular, drainage calculations, report and plan shall be submitted demonstrating that the design flows do not exceed pre-developed flows or on-site detention shall be provided. If on-site detention is required, then design calculations and details for the detention shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary;
6. Prior to City Council approval of the Preliminary Plat, a private utility master plan shall be submitted for review and approval. In particular, a utility distribution sheet shall be submitted, signed by the appropriate representatives, showing the locations of gas, telephone, electric and cable television lines;
7. Prior to City Council approval of the Preliminary Plat, the water plans shall be revised demonstrating that adequate fire and domestic flows are being provided. In addition, the revised water plans shall be submitted for review and approval;
8. Prior to City Council approval of the Preliminary Plat, road construction plans for Catron Boulevard shall be submitted for review and approval. In particular, the construction plans shall show the installation of curb, gutter, sidewalk and sewer or a Variance to the Subdivision Regulations shall be obtained;
9. Prior to City Council approval of the Preliminary Plat, road construction plans for the sub-collector street located along the south lot line 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;
10. Prior to City Council approval of the Preliminary Plat, a cost estimate of the subdivision improvements shall be submitted for review and approval;
11. Prior to submittal of a Final Plat application, the plat document shall be revised to provide non-access easements along Catron Boulevard and Nugget Gulch Road except for the approved approach location(s);
12. Prior to submittal of a Final Plat application, the applicant shall submit a street name for the sub-collector street to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street name;
13. Upon submittal of Final Plat application, the plat document shall be revised to show ten foot wide planting screen easement along Catron Boulevard or a Variance to the Subdivision Regulations shall be obtained; and,
14. 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.

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GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create a 27.497 acre lot. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, and sewer along Catron Boulevard and to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along the sub-collector street located along the south lot line of the subject property. The applicant has also submitted a Rezoning request to change the zoning designation on a portion of the property from General Agriculture District to Medium Density Residential District. In addition, the applicant has submitted a Comprehensive Plan Amendment to the U.S. Highway 16 Neighborhood Future Land Use Plan to change the land use designation on a portion of the subject property from Neighborhood Commercial with a Planned Commercial Development to Medium Density Residential with a Planned Residential Development. (See companion items #06SV002, 06RZ001 and 06CA003.)

On March 7, 2005, the City Council approved a Layout Plat to create a 21.23 acre lot, including the subject property. On June 22, 2005, the City Council denied without prejudice a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter and sidewalk along Catron Boulevard as it abuts the subject property.

On February 10, 2005, the Planning Commission approved an Initial Planned Unit Development to allow 255 dwelling units with detached garages, a club house and recreational uses associated with the residential use to be constructed on a 21.23 acre parcel which included most of the subject property.

The property is located approximately 1,500 feet east of the Catron Boulevard/Sheridan Lake Road intersection on the south side of Catron Boulevard. In addition, the subject property is currently void of any structural development.

STAFF REVIEW:

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

Land Use: The applicant has submitted a site plan showing the future construction of 16 apartment buildings on the proposed lot. However, the site plan does not comply with the previously approved Initial Planned Residential Development for the subject property. Prior to issuance of a building permit, an Initial and Final Planned Residential Development representative of the revised site plan must be reviewed and approved. Please note that approval of the Preliminary Plat does not indicate approval of the site plan.

Developable Area: The Preliminary Plat identifies a strip of land approximately 100 feet in length between Nugget Gulch Road and the proposed sub-collector street located along the south lot line of the subject property. It appears problematic to develop this strip of land once setbacks have been provided along the two street sections. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the applicant must demonstrate that a developable area exists between the two streets or the plat document be revised accordingly.

Intersection: The Preliminary Plat identifies Nugget Gulch and the future sub-collector street intersecting with Belgarde Drive. In particular, the plat document identifies an approximate

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100 foot separation between the two intersecting streets. Staff has noted that the minimal separation between intersections creates traffic concerns along Belgarde Drive. As such, staff is recommending that prior to Planning Commission approval of the Preliminary Plat, the plat document be revised to show the reconfiguration of the intersection of Nugget Gulch Drive, Belgarde Drive and the sub-collector street. In particular, the intersection must be revised showing the sub-collector street directly intersecting with Nugget Gulch Drive and the elimination of Belgarde Drive.

Drainage: Staff has noted that additional drainage information must be submitted for review and approval. In particular, the drainage information must include calculations demonstrating that the design flows do not exceed pre-developed flows or on-site detention must be provided. Staff is recommending that prior to Preliminary Plat approval by the City Council, a drainage plan be submitted for review and approval as identified. In addition, the plat document must be revised to provide drainage easements as needed.

Catron Boulevard: Catron Boulevard is classified as a principal arterial street on the Major Street Plan requiring that it be located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, water and sewer. Catron Boulevard is currently located in a 150 foot wide right-of-way and constructed with a 40 foot wide paved surface and water. Staff is recommending that prior to City Council approval of the Preliminary Plat, construction plans showing the installation of curb, gutter, sidewalk and sanitary sewer along Catron Boulevard be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Sub-collector Street: A Master Plan of the subject property and the unplatted balance identifies a sub-collector street located along a portion of the south lot line of the proposed lot. As such, staff is recommending that prior to City Council approval of the Preliminary Plat, road construction plans for the sub-collector street be submitted for review and approval. In particular, the road construction plans must 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 must be obtained.

Planting Screen Easement: Chapter 16.12.190.E of the Rapid City Municipal Code states that a ten foot wide planting screen easement must be provided along all lot lines that abut an arterial street. Catron Boulevard is classified as a minor arterial street on the City's Major Street Plan requiring that a planting screen easement be provided along the north lot line of Lot 1. Staff is recommending that upon submittal of a Preliminary Plat, the plat document be revised as identified or a Variance to the Subdivision Regulations must be obtained.

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