

STAFF REPORT
February 23, 2006

No. 06PL013 - Layout Plat

ITEM 38

GENERAL INFORMATION:

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| PETITIONER | Centerline, Inc. for PLM Land Development, LLC |
| REQUEST | No. 06PL013 - Layout Plat |
| EXISTING LEGAL DESCRIPTION | A portion of the SW1/4 SW1/4 less N1/2 N1/2 N1/2 N1/2 SW1/4 SW1/4, Section 13 T1N, R7E, Rapid City, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Lots 1 thru 92, PLM Subdivision, Phase 2A, formerly a portion of the SW1/4 SW1/4 less N1/2 N1/2 N1/2 N1/2 SW1/4 SW1/4, Section 13 T1N, R7E, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | approximately 38 acres |
| LOCATION | South of Minnesota Street and west of Fifth Street |
| EXISTING ZONING | General Agriculture District |
| SURROUNDING ZONING | |
| North: | General Agriculture District - Low Density Residential District (Planned Residential Development) |
| South: | Low Density Residential District (Planned Residential Development) |
| East: | Low Density Residential District (Planned Residential Development) - Public District |
| West: | General Agriculture District |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 1/27/2006 |
| REVIEWED BY | Vicki L. Fisher / Bob Dominicak |

RECOMMENDATION:

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

1. An Exception to allow curb side sidewalks in lieu of property line sidewalks is hereby denied;
2. Upon submittal of a Preliminary Plat application, 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

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- additional corrosion protections shall be provided as needed for buried water system metal fixtures;
3. 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;
 4. Upon submittal of a Preliminary Plat application, a drainage plan in accordance with the South Robbinsdale Drainage Basin Plan shall be submitted for review and approval. In addition, the drainage plan shall demonstrate 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;
 5. Upon submittal of a Preliminary Plat application, a utility master plan including public and private utilities shall be submitted for review and approval;
 6. 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;
 7. 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 addition, the water plans shall demonstrate that adequate fire and domestic flows are being provided. The plat document shall also be revised to provide utility easements as needed;
 8. Upon submittal of a Preliminary Plat application, road construction plans for the east-west street located in the northern portion of the property 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;
 9. Upon submittal of a Preliminary Plat application, road construction plans for the proposed 30 foot wide access and utility easement shall be submitted for review and approval. In particular, the road construction plans shall show the street 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. In addition, the construction plans shall identify the construction of a permanent turnaround at the end of the access and utility easement with a minimum 110 foot diameter right-of-way and a minimum 96 foot diameter paved surface or a hammerhead turnaround as approved by the Fire Department or a Variance to the Subdivision Regulations shall be obtained;
 10. Upon submittal of a Preliminary Plat application, road construction plans for Enchanted Pines Drive 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;
 11. 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 the street located in a minimum 52 foot wide right-of-way and constructed with

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- 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 a Preliminary Plat application, road construction plans for the cul-de-sac street located in the southern portion of the property shall be submitted for review and approval. In particular, the road construction plans shall show the street 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. In addition, the construction plans shall identify the construction of a permanent turnaround at the end of the cul-de-sac with a minimum 110 foot diameter right-of-way and a minimum 96 foot diameter paved surface or a Variance to the Subdivision Regulations shall be obtained
 13. Upon submittal of a Preliminary Plat application, road construction plans for the north-south street located in the western portion of the property 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;
 14. Upon submittal of a Preliminary Plat application, road construction plans for the north-south section line highway and the east-west section line highway shall be submitted for review and approval. In particular, the road construction plans shall show the streets 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 or the section line highways shall be vacated;
 15. Prior to submittal of a Preliminary Plat application, the plat document shall be revised providing access to the northern portion of the subject property and to an area located east of the cul-de-sac street or these areas shall be incorporated into the adjacent proposed lot(s);
 16. Prior to submittal of a Preliminary Plat application, the applicant shall coordinate access points with the property owners for those properties located west of the subject property and the Rapid City School District property and the Youth and Family Services property located east of the subject property;
 17. Prior to Preliminary Plat approval by the City Council, an Exception shall be obtained to allow a 950 foot long cul-de-sac with no intermediate turnarounds in lieu of an intermediate turnaround every 600 feet as per the Street Design Criteria Manual or the plat document shall be revised accordingly;
 18. Prior to submittal of a Preliminary Plat application, the US Highway 16 Neighborhood Area Future Land Use Plan shall be revised to allow the proposed densities or the plat document shall be revised accordingly;
 19. Prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow a lot length greater than twice the lot width or the plat shall be revised to comply with the length to width requirement;
 20. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 21. Prior to submittal of a Final Plat application, the plat document shall be revised to provide non-access easements in compliance with the Street Design Criteria Manual;
 22. 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;
 23. Prior to submittal of a Final Plat application, the plat title shall be revised replacing "PLM

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- Subdivision Phase 2A” with an acceptable subdivision heading as per the Register of Deed’s Office, such as “PLM Subdivision #2”; and,
24. 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 creating a residential development to be known as “PLM Subdivision, Phase 2A”. In addition, the applicant has submitted a Variance to the Subdivision Regulations to reduce the right-of-way width from 52 feet to 49 feet and to reduce the pavement width from 27 feet to 24 feet for a sub-collector street. (See companion item #06SV005.)

The property is located east and north of the current street terminuses of Stumer Road and Enchanted Pines Drive. 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:

Zoning: That portion of the subject property located in Section 13 is currently zoned General Agriculture District and that portion of the subject property located in Section 24 is zoned Low Density Residential District with a Planned Development Designation. The US Highway 16 Neighborhood Area Future Land Use Plan identifies the appropriate use of the property located in Section 13 as a Planned Residential Development with a maximum density of one dwelling unit per 2 acres. In addition, the Land Use Plan identifies the appropriate use of the property located in Section 24 as a Planned Residential Development with a maximum density of 1.5 dwelling units per acre. The proposed lots are not clearly delineated and/or numbered on the Layout Plat; however, it appears that 30 lots are proposed within Section 13 resulting in a density of 1.23 dwelling units per acre. In addition, it appears that 62 lots are proposed within Section 24 resulting in a density of 1.1 dwelling units per acre. Prior to submittal of a Preliminary Plat application, the US Highway 16 Neighborhood Area Future Land Use Plan must be revised to allow the proposed densities or the plat document must be revised accordingly.

Please note that prior to issuance of a residential building permit, the property located in Section 13 must be rezoned from General Agriculture District to Low Density Residential

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District and an Initial and Final Planned Residential Development must be reviewed and approved. In addition, an Initial and Final Planned Residential Development must be reviewed and approved for the property located in Section 24 currently zoned Low Density Residential District with a Planned Development Designation.

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed plat identifies that one of the lots will have a length twice the distance of the width. As previously indicated, the applicant has submitted a Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide. Prior to Preliminary Plat approval by the City Council, the Variance to the Subdivision Regulations must be obtained or the plat must be revised to comply with the length to width requirement.

Geotechnical Report: A geotechnical report including pavement design must be submitted for review and approval. In addition, the geotechnical report must include soils resistivity test results. If the results indicate severe potential towards corrosion of buried metal, then information must be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections must be provided as needed for buried water system metal fixtures. Staff is recommending that a geotechnical report be submitted for review and approval upon submittal of a Preliminary Plat application.

Drainage: As part of the Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. In addition, a drainage plan must be submitted for review and approval. In particular, the drainage plan must be designed in accordance with the South Robbinsdale Drainage Basin Plan. The drainage plan must also demonstrate that the design flows do not exceed pre-developed flows or on-site detention must be provided. If on-site detention is required, then design calculations and details for the detention must be submitted for review and approval. 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, must be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as necessary.

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. Staff is recommending that upon submittal of a Preliminary Plat application, sewer plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. The plat document must also be revised to provide utility easements as needed.

Water: The applicant has indicated that a high pressure water main will be extended from Minnesota Street located north of the subject property to Stumer Road to serve that portion of the property located above the 3,450 service elevation. Staff is recommending that upon submittal of a Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the water plans must provide calculations demonstrating that required domestic and fire flows are being provided.

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In addition, the plat document must also be revised to provide utility easements as needed.

Enchantment Pines Drive and Stumer Road: The Layout Plat identifies Enchantment Pines Drive and Stumer Road extending through the subject property. The streets are classified as a sub-collector street requiring that they 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. As such, staff is recommending that upon submittal of a Preliminary Plat application, road construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Sub-collector Streets: The Layout Plat identifies an east-west sub-collector street in the northern portion of the property and a north-south sub-collector street in the western portion of the property. 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. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

30 foot wide Access and Utility Easement: The Layout Plat identifies a 30 foot wide access and utility easement to serve as access to "future estate lots". The applicant's consultant has indicated via an e-mail that the street will serve four estate lots. The easement is classified as a lane place street requiring that it be located in a minimum 49 foot wide right-of-way and/or easement and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, the construction plans must identify the construction of a permanent turnaround at the end of the access and utility easement with a minimum 110 foot diameter right-of-way and a minimum 96 foot diameter paved surface or a hammerhead turnaround as approved by the Fire Department. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Please note that an easement may serve as access for a maximum of four lots. If more than four lots are proposed to take access from the easement, an Exception must be obtained to allow the additional lots or the street must be located in right-of-way.

Cul-de-sac Street: The Layout Plat identifies a cul-de-sac street serving as access to 18 residential lots. The street is classified as a lane place street requiring that it 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, sewer and water. In addition, the permanent turnaround at the end of the cul-de-sac must have a minimum 110 foot diameter right-of-way and a minimum 96 foot diameter paved surface. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the cul-de-sac street must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

The Street Design Criteria Manual states that a cul-de-sac shall not exceed 1,200 feet. In addition, an intermediate turnaround must be provided every 600 feet. The length of the cul-de-sac street is approximately 950 feet with no intermediate turnarounds. As such, staff is

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recommending that prior to Preliminary Plat approval by the City Council, an Exception must be obtained to allow a 950 foot long cul-de-sac with no intermediate turnarounds in lieu of an intermediate turnaround every 600 feet as per the Street Design Criteria Manual or the plat document must be revised accordingly.

Section Line Highway: A north-south section line highway and an east-west section line highway extend through the subject property. The section line highways are classified as sub-collector streets requiring that they be constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, the 66 foot wide section line highway must be dedicated as right-of-way. To date, the section line highways are unimproved. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans must be submitted for review and approval showing the section line highway(s) constructed as identified and the 66 foot wide section line highway dedicated as right-of-way or a Variance to the Subdivision Regulations must be obtained or the section line highway(s) must be vacated. A portion of the section line highways is located on an adjacent property under different ownership from the subject property. The Subdivision Regulations states that "...where there exists a dedicated or platted half-street adjacent to the tract to be subdivided, the other half shall be platted. No new half-streets shall be permitted". Vacating only that portion of the section line highway located on the subject property will create a half-street. As such, the entire section line highway must be vacated or a Variance to the Subdivision Regulations must be obtained. If the applicant seeks to vacate a portion of the section line highway(s), the adjacent property owner will need to concur in the request. Prior to City Council approval of the Preliminary Plat, the section line highway issue must be addressed as identified or construction plans for the streets must be submitted for review and approval.

Lot Access: Access is not shown to an area located within the northern portion of the subject property or to an area located east of the proposed cul-de-sac street. As such, staff is recommending that prior to submittal of a Preliminary Plat application, the plat document be revised providing access to these areas or they must be incorporated into the adjacent proposed lot(s).

Exception: The applicant has requested an exception to allow five foot wide curb side sidewalks in lieu of four foot wide property line sidewalks as per the Street Design Criteria Manual. However, staff has noted that steep grades within the subject property warrant the separation provided with property line sidewalks between traffic along the street section and pedestrians on the sidewalk. This provides a greater margin of safety particularly during icing conditions. Due to these safety concerns, staff is recommending that the Exception to allow curb side sidewalks in lieu of property line sidewalks as per the Street Design Criteria Manual be denied.

Emergency Services Communication Center: The Emergency Services Communication Center has indicated that street names for the two proposed cul-de-sac streets must be submitted for review and approval. In addition, the plat document must be revised to show the approved street names.

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

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