

STAFF REPORT
May 4, 2006

No. 06PL029 - Layout Plat

ITEM 30

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06PL029 - Layout Plat
EXISTING LEGAL DESCRIPTION	A parcel of land located in the NE1/4 NE1/4, SE1/4 NE1/4, NE1/4 SE1/4, SE1/4 SE1/4, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1, Block 1; Lots 1 thru 29, Block 2; Lots 1 thru 29, Block 3; Lots 1 thru 13, Block 4; Lots 1 thru 27, Block 5; Lots 1 thru 6, Block 6; Lots 1 thru 22, Block 7; Lots 1 thru 26, Block 8; Lots 1 thru 16, Block 9; Lots 1 thru 8, Block 10; Lots 1 thru 27, Block 11; Lots 1 thru 13, Block 12; Lots 1 thru 16, Block 13; Lots 1 thru 6, Block 14; Lots 1 thru 14, Block 15; Lots 1 thru 14, Block 16; Lot 1, Block 17; Lot 1, Block 18; Lots 1 thru 22, Block 19; Lots 1 thru 6, Block 20, Lots 1 thru 21, Block 21; and Tracts 1 thru 10 of South Terrace Subdivision, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 160 acres
LOCATION	South of the intersection of Tartan Court and Catron Boulevard
EXISTING ZONING	General Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District (Pennington County)
East:	General Agriculture District (Pennington County)
West:	Low Density Residential (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/24/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

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RECOMMENDATION:

Staff recommends that the Layout Plat be **continued to the May 25, 2006 Planning Commission Meeting to allow staff additional time to review a recently submitted revised Layout Plat.**

GENERAL COMMENTS:

(Update, April 28, 2006. All revised and/or added text is shown in bold print.) This item was continued at the April 6, 2006 Planning Commission meeting at the applicant's request. In response to comments from adjacent property owners, the applicant indicated that additional information addressing drainage and access would be submitted. On April 27, 2006 the applicant submitted a revised Layout Plat reducing the proposed density from 302 lots with 11 tracts to 298 lots with 11 tracts. Staff and/or the public have not had sufficient time to review the Layout Plat. As such, staff is recommending that the Layout Plat be continued to the May 25, 2006 Planning Commission meeting. Please note that no other part of this Staff Report has been revised.

(Update, April 8, 2006. All revised and/or added text is shown in bold print.) This item was continued at the April 6, 2006 Planning Commission meeting at the applicant's request. Please note that no other part of this Staff Report has been revised

(Update, March 24, 2006. All revised and/or added text is shown in bold print.) This item was continued at the March 23, 2006 Planning Commission meeting due to concerns expressed by area property owners. In addition, the Planning Commission recommended continuing this item to allow the applicant to be present and answer questions specific to the proposed development. Please note that no other part of this Staff Report has been revised.

The applicant has submitted a Layout Plat to subdivide the subject property into 317 residential lots and 11 Tracts. In addition, the applicant has submitted a Petition for Annexation to annex the subject property into the City limits of Rapid City. (See companion item #06AN001.)

The property is located approximately 800 feet west of the intersection of Tartan court and Catron Boulevard, approximately 200 feet south of Catron Boulevard. 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.

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STAFF REVIEW:

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

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 Preliminary Plat identifies that 24 of the lots will have a length twice the distance of the width. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations be obtained to allow a lot twice as long as it is wide or the plat document must be revised to comply with the length to width requirement.

Annexation: As previously indicated, the applicant has submitted a petition requesting to annex the subject property. In May, 1983, the City Council approved a resolution requiring all properties that are contiguous to Rapid City which are being platted to be annexed into the city limits of Rapid City prior to Preliminary Plat approval. As such, staff is recommending that the property be annexed accordingly.

Upon annexation, the property will be zoned No Use District. The US Highway 16 Neighborhood Area Future Land Use Plan identifies the appropriate use of the subject property as a "Planned Residential Development with a maximum density of 4.8 dwelling units per acre". As such, the property must be zoned either Low Density Residential District and/or Medium Residential District as supported by the associated Layout Plat. In addition, an Initial and Final Planned Residential Development must be reviewed and approved prior to issuance of a building permit.

Major Street Plan: The adopted Major Street Plan currently shows a collector street and an arterial street extending through the subject property. The City is currently reviewing a Comprehensive Plan Amendment to the Major Street Plan to eliminate the arterial street and to relocate the collector street approximately 800 feet south of its current location as shown on the adopted Major Street Plan. (See file #05CA018.) In addition, the Comprehensive Plan Amendment to the Major Street Plan identifies a collector street along the east lot line. The Layout Plat does not identify a proposed street in the location of the collector street and/or the arterial street as per the adopted Major Street Plan. The Layout Plat does show an east-west collector street in the location as proposed on the Comprehensive Plan Amendment to the Major Street Plan. The Layout Plat also shows a collector street to be located approximately 150 feet from the east lot line which is not in compliance with the adopted Major Street Plan or the proposed Comprehensive Plan Amendment to the Major Street Plan. As such, staff is recommending that prior to Layout Plat approval by the City Council, a Comprehensive Plan Amendment to the Major Street Plan eliminating the minor arterial street and relocating a collector street as they extend through the subject property, respectively, be approved as proposed and/or the plat document must be revised accordingly. In addition, if the proposed Comprehensive Plan Amendment is approved, the plat document must be revised to provide a collector street along the east lot line of the subject property or the proposed Comprehensive Plan Amendment must be revised to relocate the collector street approximately 150 feet west of its current proposed location. In addition, the adjacent property owner must concur with the relocation of the collector street

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Catron Boulevard: The Layout Plat identifies two approaches along Catron Boulevard to serve as access to the subject property. The South Dakota Department of Transportation has indicated that the western approach does not meet access spacing requirements. As such, staff is recommending that prior to submittal of a Preliminary Plat application, the plat document be revised eliminating the western approach to Catron Boulevard. In addition, the plat document must be revised to provide a second access street to the development or an Exception to allow 768 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual must be obtained. Staff is also recommending that Approach Permit(s) be obtained from the South Dakota Department of Transportation as needed. In addition, acceleration and turning lane(s) must be provided along Catron Boulevard as determined by the South Dakota Department of Transportation.

Section Line Highways: A section line highway is located along the north and south lot lines of the subject property. The north half and the south half of the section line highways, respectively, are located on adjacent properties under different ownership from the subject property. The Subdivision Regulations state 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". As such, the adjacent property owners must participate in the platting of the south half and the north half of the section line highways. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for the section line highways be submitted for review and approval. In particular, the road construction plans must show the section line highways 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 must be obtained or the section line highway must be vacated. The adjacent property owner(s) must sign the petition(s) to vacate the section line highway or a Variance to the Subdivision Regulations must be obtained to allow platting half a right-of-way.

The Layout Plat also identifies a section line highway located along the east lot line. The east half of the section line highway is also located on adjacent properties under different ownership from the subject property. As noted above, the Subdivision Regulations state 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". As such, the adjacent property owners must participate in the platting of the south half and the north half of the section line highways. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for the section line highway located along the east lot line be submitted for review and approval. In particular, the road construction plans must show the section line highway 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 or the section line highway must be vacated. The adjacent property owner(s) must sign the petition(s) to vacate the section line highway or a Variance to the Subdivision Regulations must be obtained to allow half a right-of-way. If the proposed Comprehensive Plan Amendment to the Major Street Plan is approved showing a collector street along the east lot line than the construction plans for the section line highway must show the street located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained or the section line highway must be vacated.

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Minor Arterial Street: The adopted Major Street Plan shows a minor arterial street extending through the southeast corner of the subject property. As noted above, the City is currently reviewing a Comprehensive Plan Amendment to the Major Street Plan to eliminate the minor arterial street. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for the minor arterial street be submitted for review and approval. In particular, the road construction plans must show the street 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 or a Variance to the Subdivision Regulations must be obtained or a Comprehensive Plan Amendment to the Major Street Plan eliminating the minor arterial street must be obtained.

Collector Street: The adopted Major Street Plan shows a collector street extending east to west through the middle of the subject property. As noted above, the City is currently reviewing a Comprehensive Plan Amendment to the Major Street Plan to relocate the collector street approximately 800 feet south of its current location as shown on the adopted Major Street Plan. In addition, the Comprehensive Plan Amendment identifies a collector street located along the east lot line of the subject property. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for the collector street(s) be submitted for review and approval. In particular, the road construction plans must show the streets located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained or a Comprehensive Plan Amendment to the Major Street Plan eliminating and/or relocating the collector streets must be obtained.

Sub-Collector Streets: The Layout Plat identifies several sub-collector streets, or streets serving more than twenty lots, within the subject 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, sewer and water. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the sub-collector streets be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Lane Place Streets: The Layout Plat identifies several lane place streets, or streets serving not more than twenty lots, within the subject property. 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, sewer and water. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the lane place streets be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Cul-de-sac Streets: The Layout Plat identifies eleven cul-de-sac streets serving as access within the proposed development. The streets are classified as a lane place streets requiring that they 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-sacs must have a minimum 110 foot diameter right-of-way and a minimum 92 foot diameter paved surface. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for

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the cul-de-sac streets 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. 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 sewer plans must demonstrate adequate capacity of the downstream wastewater system. The plat document must also be revised to provide utility easements as needed.

Water: The Terracita Water Zone will serve that portion of the subject property located between elevations 3,450 feet and 3,680 feet. A water main must be extended from U.S. Highway 16 to serve that portion of the property located between elevations 3,680 feet to 3,690 feet. In addition, the Public Works Department has indicated that a future reservoir should be constructed at an elevation of 3,785.5 feet in order to provide service to the balance of this area. 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 particular, the water plans must identify the source and demonstrate that adequate fire and domestic flows are being provided. In addition, the plat document must also be revised to provide utility easements as needed.

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 addressing the design of all drainage components must be submitted for review and approval. In particular, the drainage plan must incorporate the local or regional facilities needed in order to detain flows to pre-developed flow rates. In addition, the drainage plan must include calculations demonstrating that discharge from any project facilities shall result in net drainage basin run-off not exceeding pre-development flow rates or local detention facilities must be provided. The plat document must also be revised to provide drainage easements as necessary. 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.

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.

Emergency Services Communication Center: The Emergency Services Communication Center has indicated that street names 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

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Subdivision Regulations assuming compliance with the stated stipulations.