

STAFF REPORT
July 27, 2006

No. 06PL089 - Layout Plat

ITEM 61

GENERAL INFORMATION:

PETITIONER	Boschee Engineering
REQUEST	No. 06PL089 - Layout Plat
EXISTING LEGAL DESCRIPTION	A parcel of land located in the unplatted portion of the SW1/4 SW1/4, W1/2 SE1/4 SW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2, Block 1, Buehner Subdivision, located in the W1/2 W1/2 SW1/4, Section 32, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 15.4 acres
LOCATION	At the southern terminus of Bendt Drive
EXISTING ZONING	General Agriculture District - General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	6/9/2006
REVIEWED BY	Travis Tegethoff / Emily Fisher

RECOMMENDATION:

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

1. Prior to Layout Plat approval by Planning Commission, topographic information shall be provided to show that the proposed roads will not exceed the Street Design Criteria Manual requirements;
2. Prior to Preliminary Plat approval by the City Council, the Comprehensive Plan Amendment to the Major Street Plan relocating the street as proposed be approved or the plat document must be revised accordingly;
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;

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4. Upon submittal of a Preliminary Plat application, a drainage plan in compliance with the Drainage Criteria Manual 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, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, the sewer plans must demonstrate adequate capacity of the downstream wastewater system;
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 system shall be constructed and designed to provide adequate fire and domestic flows. In addition, the plat document shall be revised to show utility easement(s) as needed;
7. Upon submittal of a Preliminary Plat, road construction plans for Nugget Gulch Road be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 68 foot wide right-of-way and constructed with a minimum 32 foot wide paved surface with parking on one side of the street, curb, gutter, sidewalk, street light conduit and water;
8. Upon submittal of a Preliminary Plat application, road construction plans for Bendt Drive shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 52 foot 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. In addition, a turnaround shall be provided at the end of Bendt Drive;
9. Upon submittal of a Preliminary Plat application, road construction plans for Prospect Drive shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 49 foot 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;
10. Upon submittal of a Preliminary Plat application, road construction plans for Pick Ax Road shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 49 foot 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;
11. Upon submittal of a Preliminary Plat application, the plat document be revised to provide a second street connection to the subject property as a part of the development or the right-of-way must be dedicated as an "H" Lot on a separate plat document or an Exception to allow 49 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual must be obtained;

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12. Upon submittal of a Preliminary Plat application, road construction plans for the section line highway must be submitted for review and approval, or a Variance to the Subdivision Regulations must be obtained, or the portion of the section line highway that abuts the subject property shall be vacated;
13. Upon submittal of a Preliminary Plat application, a geotechnical report including pavement design and recommendations for large and deep embankment areas must be submitted for review and approval;
14. Prior to Layout approval by Planning Commission, a master plan for the area shall be submitted for review and approval showing all utilities, streets, sewer basins, water pressure zones, and future street connections;
15. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
16. 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:

This staff report has been revised as of July 18, 2006. All revised and/or added text is shown in bold print. The applicant has submitted a Layout Plat to subdivide the subject property into 40 residential lots to be known as Stoney Creek South Subdivision Phase II. The property is located south of Catron Boulevard and east of Sheridan Lake Road and is currently 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:

Major Street Plan: Nugget Gulch Road is identified as a proposed collector street on the Major Street Plan. Staff noted that proposed location of Nugget Gulch Road on the Layout Plat does not match the location of Nugget Gulch Road on the Major Street Plan. Staff is recommending that prior to Preliminary Plat approval by the City Council, the Comprehensive Plan Amendment to the Major Street Plan relocating the street as proposed be approved or the plat document must be revised accordingly.

Exception: On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40)

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dwelling units are exclusively accessed from a street". Currently, Bendt Drive serves as exclusive access to this subdivision. The proposed Layout Plat will result in a total of 49 lots with one point as access. The plat document must provide a second street connection to the development or an Exception to allow 49 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual must need to be obtained. Staff is recommending that upon submittal of a Preliminary Plat application, the plat document be revised to provide a second street connection to the subject property as a part of the development or the right-of-way must be dedicated as an "H" Lot on a separate plat document or an Exception to allow 49 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual must be obtained.

Geotechnical Report: Staff is recommending that upon submittal of a Preliminary Plat application, a geotechnical report including pavement design and recommendations for large and deep embankment areas must be submitted for review and approval.

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.

Section Line Highway: A section line highway is located along the south lot line of the subject property. The south half of the section line highway is located on adjacent properties under the same ownership as 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 property owner must plat of the south half of the section line highway or a Variance to the Subdivision Regulations must be obtained to allow platting half a right-of-way. Upon submittal of a Preliminary Plat application, road construction plans for the section line highway must be submitted for review and approval, or a Variance to the Subdivision Regulations must be obtained, or the portion of the section line highway that abuts the subject property shall be vacated. Staff is recommending that the section line highway issues be addressed upon submittal of a Preliminary Plat application.

Topography: Staff is recommending that prior to Layout Plat approval by Planning Commission, topography shall be provided to show that the proposed roads will not exceed the Street Design Criteria Manual requirements.

On July 7, 2006, the applicant submitted a revised topographic plan for the subject property but staff noted that additional topographic information is required to show that the proposed roads will not exceed the Street Design Criteria Manual requirements.

Nugget Gulch Road: Nugget Gulch Road is identified on the City's Major Street Plan as a collector street requiring that it be located in a minimum 68 foot wide right-of-way and constructed with a minimum 32 foot wide paved surface with parking on one side of the street, curb, gutter, sidewalk, street light conduit and water . Staff is recommending that

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upon submittal of a Preliminary Plat, road construction plans for Nugget Gulch Road be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Bendt Drive: Bendt Drive is identified as a sub-collector street on the Layout Plat. 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 also noted that a turnaround is required at the end of Bendt Drive. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for Bendt Drive be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Prospect Drive: The Layout Plat identifies Prospect Drive as a lane place street, or a street 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 Prospect Drive be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. The Emergency Services Communication Center has indicated that the name of Prospect Drive has already been used and must be changed and must be submitted for review and approval. Prior to Preliminary Plat approval, the name of Prospect Drive shall be changed and submitted for review and approval.

Pick Ax Road: The Layout Plat identifies Pick Ax Road as a lane place street, or a street 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 Pick Ax Road 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: Water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval. In addition, the water plans must provide calculations demonstrating that required domestic and fire flows are being provided. 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 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

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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 design shall be in accordance with the amendment to the Arrowhead Drainage Basin Design Plan. The drainage plan must also demonstrate that the design flows do not exceed pre-developed flows or on-site detention must be provided. 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.

Master Plan: Prior to Layout approval by Planning Commission, a master plan for the area shall be submitted for review and approval showing all utilities, streets, sewer basins, water pressure zones, and future street connections.

On July 7, 2006, the applicant submitted a Master Plan for the subject property but staff noted that additional utility information is required.

This item was continued on July 6, 2006 to the July 27, 2006 Planning Commission Meeting to allow the applicant time to submit the required information. As of July 18, 2006 the required information has not been submitted.

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