

STAFF REPORT
July 27, 2006

No. 06PL108 - Preliminary Plat

ITEM 20

GENERAL INFORMATION:

PETITIONER	DGM Development
REQUEST	No. 06PL108 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lots 10 and 11, Madison's Subdivision, located in the SE1/4 SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 190, Madisons Subdivision, located in the SE1/4 SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10 acres
LOCATION	4325 and 4385 Haines Avenue
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District (Planned Residential Development)
East:	Low Density Residential District
West:	No Use District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/30/2006
REVIEWED BY	Vicki L. Fisher / Emily Fisher

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the August 24, 2006 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide the subject property into 185 individual townhome lots. The property is located approximately 375 feet north of the intersection of Country Road and Haines Avenue on the west side of Haines Avenue. Currently, a single family residence and shed are located on the property.

On May 15, 2006, the City Council approved a Layout Plat to subdivide the subject property into 190 individual townhome lots. As a part of the Layout Plat review and approval, the City Council also granted the following Exceptions to the Street Design Criteria Manual:

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1. To waive the requirement to provide visitor parking at a ratio of one space per unit located within 300 feet of the unit with the stipulation that a minimum of 57 visitor parking spaces be provided along Pearl Boulevard and within the common area;
2. To reduce separation between driveways from 35 feet to five feet with the stipulation that no on-street parking be allowed along the access easements; and,
3. To allow the access easements to serve ten lots in lieu of four lots as per the Street Design Criteria Manual with the exception of Roberta Drive and Pearl Boulevard which shall be dedicated as right-of-way.

On May 15, 2006, the City Council also approved the following Variance to the Subdivision Regulations:

1. To waive the requirement to install sidewalk along the access easements and Pearl Boulevard (the main street) with the stipulation that upon submittal of a Preliminary Plat application, construction plans be submitted for review and approval showing a minimum eight foot wide bike/walk trail along the perimeter of the development; and,
2. To waive the requirement to install curb, gutter, street light conduit along the access easements.

In addition, on May 15, 2006, the City Council approved an Initial Planned Residential Development to allow a 190 unit townhome development on the subject property.

STAFF REVIEW:

Staff has reviewed the Preliminary Plat and has noted that additional information must be submitted for review and approval in order to adequately review the Preliminary Plat. The following is a list of the required information:

1. A Traffic Analysis must be submitted for review and approval as per the Layout Plat stipulations of approval. In addition, the construction plans must be revised to show turn and/or deceleration lanes along Hanes Avenue as per the Traffic Analysis;
2. The plat document must be revised to provide 57 visitor parking spaces in lieu of 40 as per the Exception to the Street Design Criteria Manual stipulation of approval;
3. A Final Planned Residential Development must be submitted for review and approval to allow the 185 townhome lot development on the subject property or the plat document shall be revised to meet the minimum lot size requirement of 4,000 square foot per townhome lot;
4. An Exception to the Street Design Criteria Manual must be obtained to allow 120 dwelling units with one point of access in lieu of 40 dwelling units or the plat document must be revised to show a second point of access;
5. Construction plans for the eight foot wide bike/walk trail along the perimeter of the development must be submitted for review and approval as per the Variance to the Subdivision Regulations stipulation of approval. In addition, the plat document must be revised to show the bike/walk trail located within a pedestrian access easement;
6. The construction plans must be revised in accordance with the City of Rapid City Standard Specifications for Public Works Construction 2004 Edition and the Ten States Standards as applicable;
7. The plat document must be revised to show the main street right-of-way extended to the west lot line. In addition, the construction plans must be revised to show the street with utilities constructed to the west lot line;

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8. A utility master plan including public and private utilities shall be submitted for review and approval;
9. Additional drainage information must be submitted for review and approval. In particular, the drainage information must verify that the design is in accordance with the Haines Avenue Drainage Basin Design Plan and that the Haines Avenue storm system is sized to handle the additional flows or detention must be provided. The drainage information must also demonstrate the impact of the 3.2 cfs increase in Basin 3 on other properties. In addition, sizing calculations for all storm sewer pipe must be provided. The drainage information must also demonstrate how the run-off from the eastern portion of the property is entering the storm sewer. (There appears to be a culvert missing at the west end of the property under the main street.)
10. A revised water analysis must be submitted for review and approval. The water modeling identified 2403.8 gpm; however, that appears to be with the Bunker Drive Main installed. Since that is not in service at this time, the water analysis must be revised for the current conditions. In addition, the water analysis must include anticipated pressure on the third floor of the building. The water plans must also be revised to include six inch water mains along the access easements and an eight inch water main along Roberta Street. In addition, the construction plans must be revised extending the water main to the north lot line within Roberta Street. Corrosion protection for water main appurtenances must also be identified. Irrigation system information, if proposed, such as meter, backflow system, etc. must be submitted for review and approval. The applicant must also demonstrate how water will be served to the north during the tie into the water main in Haines Avenue;
11. A wastewater analysis must be submitted for review and approval identifying that the Mall Ridge lift station capacity will not be exceeded due to the proposed development prior to the installation of the Country Road lift station or the wastewater plans must be revised accordingly. The wastewater plans must also be revised to show eight inch minimum sewer mains in lieu of six inch sewer mains as proposed. In addition, a manhole must be provided at the end of all sewer mains;
12. The construction plans must be revised to include a permanent turnaround at the end of Kateland Street. In particular, the turnaround must be designed to accommodate fire department apparatus;
13. Street names must be submitted to the Emergency Services Communication Center for review and approval. In addition, the plat document must be revised to show the approved street names;
14. The plat document must be revised to provide non-access easements in compliance with the Street Design Criteria Manual. In particular, a non-access easement must be provided along Haines Avenue and the main street;
15. A cost estimate of the subdivision improvements must be submitted for review and approval; and,
16. All redlined comments must be addressed and revised construction plan submitted accordingly.

Staff is recommending that the Preliminary Plat be continued to the August 24, 2006 Planning Commission meeting to allow the applicant to submit the additional information as outlined above.