

STAFF REPORT
September 7, 2006

No. 06PL074 - Layout Plat

ITEM 32

GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for WEB Land Holdings, LLC
REQUEST	No. 06PL074 - Layout Plat
EXISTING LEGAL DESCRIPTION	The unplatted portion of the N1/2 SE1/4, less Walpole Heights Subdivision, and less right-of-way, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 5, Skyline Pines East, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 58.63 acres
LOCATION	Northwest of the intersection of Mount Rushmore Road and Tower Road
EXISTING ZONING	Office Commercial District (Planned Commercial Development) - Low Density Residential II (Planned Residential Development) Park Forest District
SURROUNDING ZONING	
North:	Low Density Residential District - Park Forest District
South:	General Agriculture District - Low Density Residential District - Office Commercial District
East:	General Commercial District
West:	Park Forest District - General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/5/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak / Mary Bosworth

RECOMMENDATION:

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

1. 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 additional corrosion protections shall be provided as needed for buried water system metal fixtures;

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2. Upon submittal of a Preliminary Plat, a grading plan and an erosion and sediment control plan for all improved areas prepared by a Registered Professional Engineer shall be submitted for review and approval;
3. Upon submittal of a Preliminary Plat, a Drainage Plan in accordance with the Meade Hawthorne Drainage Basin Design Plan shall be submitted for review and approval. In particular, the drainage plan shall include calculations demonstrating that discharge from any site facilities will result in net drainage basin run-off not exceeding pre-development flows or local detention facilities shall be provided or expanded as necessary. In addition, the plat document shall be revised to provide drainage easements as needed;
4. Upon submittal of a Preliminary Plat application, a utility master plan including public and private utilities shall be submitted for review and approval;
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 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;
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 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;
7. Upon submittal of a Preliminary Plat, road construction plans for Fairmont Boulevard shall be submitted for review and approval. In particular, the construction plans shall show the street located in a minimum 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, street light conduit and sewer or a Variance to the Subdivision Regulations shall be obtained;
8. Upon submittal of a Preliminary Plat application, road construction plans for Pevans Parkway shall be submitted for review and approval. In particular, the street shall be 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, the construction plans shall identify the construction of a permanent turnaround at the end of the cul-de-sacs 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;
9. Upon submittal of a Preliminary Plat, the plat document shall be revised to provide a non-access easement along Fairmont Boulevard except for the approved approach locations as per the Street Design Criteria Manual;
10. Upon submittal of the Preliminary Plat application, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval or a Variance to the Subdivision Regulations waiving the requirement to provide a central water system shall be obtained. In addition, the International Fire Code shall be continually met;
11. Prior to submittal of a Preliminary Plat application, an Exception to allow a 1,570 foot long cul-de-sac with no intermediate turnarounds every 600 feet in lieu of a maximum 500 foot long cul-de-sac as per the Street Design Criteria Manual or the plat document shall be revised accordingly;
12. Prior to Preliminary Plat approval by the City Council, all construction plans and final

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- Engineering reports shall be sealed and signed by a Professional Engineer registered by the State of South Dakota;
13. Upon submittal of a Preliminary Plat, the plat document shall be revised to show the sewer main located through the northern portion of the property within a utility easement. In addition, the terms of the easement shall be submitted for review and approval;
 14. Upon submittal of a Preliminary Plat, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
 15. Upon submittal of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS:

(Update, August 24, 2006. All revised and/or added text is shown in bold print.) This item was continued at the August 24, 2006 Planning Commission meeting at the applicant's request. Please note that no other part of this Staff Report has been revised.

(Update, August 13, 2006. All revised and/or added text is shown in bold print.) This item was continued at the August 10, 2006 Planning Commission meeting at the applicant's request. Please note that no other part of this Staff Report has been revised.

(Update, July 27, 2006. All revised and/or added text is shown in bold print.) This item was continued at the July 27, 2006 Planning Commission meeting at the applicant's request. Please note that no other part of this Staff Report has been revised.

(Update, July 14, 2006. All revised and/or added text is shown in bold print.) This item was continued at the July 6, 2006 Planning Commission meeting at the applicant's request. Please note that no other part of this Staff Report has been revised.

(Update, June 9, 2006. All revised and/or added text is shown in bold print.) This item was continued at the June 8, 2006 Planning Commission meeting at the applicant's request. 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 five lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along a portion of Fairmont Boulevard and to waive the requirement to install curb, gutter, sidewalk, street light conduit and to reduce right-of-way width from 52 feet to 49 feet and to reduce pavement width from 27 feet to 24 feet along Pevans Parkway as they abut the subject property. The applicant has also submitted an Initial Planned Residential Development to allow three single family residences to be constructed on the west half of the subject property. The applicant has also submitted an Initial Planned Commercial Development to allow four condo apartment towers to be constructed on the east half of the subject property. (See companion items #06SV030, 06PD030 and 06PD031.)

In April, 2004, the City Council approved three separate Layout Plats to subdivide the subject property into 38 townhome lots, seven single family residential lots and two commercial lots. In October, 2004, the City Council approved an Initial Planned Residential

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Development and an Initial Planned Commercial Development to allow a townhome and single family residential development on the west half of the property and to allow a combination of professional offices, apartment complexes and two restaurant pads to be constructed on the east half of the property.

In July, 2004, The City Council also approved a Variance to the Subdivision Regulations to waive the requirement to construct curb, gutter, sidewalk, street light conduit, water, sewer and pavement along a portion of Fairmont Boulevard with the following stipulations:

- Upon submittal of the Preliminary Plat, road construction plans shall be submitted identifying the construction of the north 200 feet of the north-south leg of Fairmont Boulevard with curb, gutter, sidewalk, street light conduit, water, sewer and pavement;
- Upon submittal of the Final Plat application, the plat document shall provide a minimum 80 foot wide right-of-way for all of Fairmont Boulevard; and,
- Prior to submittal of the Final Plat submittal, the applicant shall sign a waiver of right to protest any future assessments for pavement and sidewalk improvements along the southern 300 feet of Fairmont Boulevard as it abuts the subject property.

The applicant is now proposing to develop the property differently than previously reviewed and approved. As such, the applicant has submitted the applications as identified above.

The property is located between the western terminus of Fairmont Boulevard and the eastern terminus of Pevans Parkway. 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:

Drainage Plan: The subject property is located in the Meade Hawthorn Drainage Basin area. As such, a drainage plan in accordance with the Meade Hawthorne Drainage Basin Design Plan must be submitted for review and approval. In particular, the drainage plan must include calculations demonstrating that discharge from any site facilities will result in net drainage basin run-off not exceeding pre-development flows or local detention facilities must be provided or expanded as necessary. Staff is recommending that a drainage plan be submitted for review and approval as identified upon submittal of a Preliminary Plat

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application. In addition, the plat document must be revised to provide drainage easements as needed.

A grading plan and an erosion and sediment control plan for all improved areas must also be submitted for review and approval. Staff is recommending that the information be submitted as identified upon submittal of a Preliminary Plat.

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 plat document must be revised to provide utility easements as needed.

Currently, a sewer main is extends through the northern portion of the subject property. Staff is recommending that upon submittal of a Preliminary Plat, the plat document be revised to show the sewer main as identified. In addition, the terms of the easement shall be submitted for review and approval.

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.

Fairmont Boulevard: The Layout Plat identifies the extension of Fairmont Boulevard to the south lot line of the subject property. Fairmont Boulevard is classified as a commercial street requiring that it be located within a minimum 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, street light conduit and sewer or a Variance to the Subdivision Regulations must be obtained. The Layout Plat identifies that the Fairmont Boulevard will be located in an 80 foot wide right-of-way. Staff is recommending that construction plans for Fairmont Boulevard be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Staff is also recommending that upon submittal of a Preliminary Plat, the plat document be revised to provide a non-access easement along Fairmont Boulevard except for approved approach locations as per the Street Design Criteria Manual.

Pevans Parkway: The Layout Plat identifies the extension of Pevans Parkway into the western half of the subject property to serve as access to the three proposed single family residential lots. Pevans Parkway is classified as a sub-collector street requiring that it 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 construction plans for Pevans Parkway be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

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The Street Design Criteria Manual states that a cul-de-sac may not exceed 500 feet in length in a moderate to high fire hazard area. In addition, an intermediate turnaround must be provided every 600 feet along a cul-de-sac street. The Layout Plat identifies Pevans Parkway as an approximate 1,570 foot long cul-de-sac street with no intermediate turnarounds. In addition, the Fire Department has indicated that the property is located in a moderate to high wild fire area. As such, staff is recommending that prior to submittal of a Preliminary Plat application, an Exception be obtained to allow a 1,570 foot long cul-de-sac with no intermediate turnarounds every 600 feet in lieu of a maximum 500 foot long cul-de-sac as per the Street Design Criteria Manual or the plat document must be revised accordingly.

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 will be required as per City and Uniform Fire Code or a Variance to the Subdivision Regulations must be obtained. The 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. Staff is recommending that the Uniform Fire Code be continually met.

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