

STAFF REPORT
October 26, 2006

No. 06PL160 - Layout Plat

ITEM 9

GENERAL INFORMATION:

PETITIONER	CETEC Engineering Services, Inc. for Generations, Inc.
REQUEST	No. 06PL160 - Layout Plat
EXISTING LEGAL DESCRIPTION	The unplatted portion of the south 495 feet of the NE1/4 SE1/4, less Lot1, Bendert Subdivision, and the SE1/4 SE1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1A, 1B, 1C, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10, 10A, 10B, 11 of Block 1; Lots 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, of Block 2; Block 3; Lots 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, 13A, 13B, utility Lot 1, Outlots 1 thru 3, of Block 4; Block 5; and the dedicated public right-of-way, Skyline Village Subdivision, located in the SE1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 53.7 acres
LOCATION	Located adjacent to Golden Eagle Drive between Catron Boulevard and U.S. Highway 16
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Park Forest District - Medium Density Residential District (Planned Development Designation)
South:	General Agriculture District
East:	General Commercial District - Office Commercial District - Public District - Business Park District
West:	Public District - General Agriculture District - Low Density Residential District - Planned Development Designation
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/29/2006
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

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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;
2. Upon submittal of a Preliminary Plat application, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall show the design of drainage swales, ditches and storm sewers sized in compliance with the Arrowhead Drainage Basin Design Plan and the Drainage Criteria Manual. In particular, the drainage plan shall include calculations demonstrating that developed flows from the site do not exceed pre-developed flows or on-site detention shall be provided. The drainage plan shall also demonstrate how the two drainage ditches going through the property will be developed without negatively impacting future dwellings to be constructed along the ditches. In addition, the plat document shall be revised to provide drainage easements as necessary;
3. Upon submittal of a Preliminary Plat application, a utility master plan including public and private utilities shall be submitted for review and approval. In particular, the utility master plan shall provide sewer and water service to the adjacent properties as well as looped system(s) as needed;
4. 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. In addition, calculations shall be submitted for review and approval demonstrating adequate capacity of the downstream US Highway 16 lift station. In addition, the plat document shall also be revised to provide utility easements as needed;
5. 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 show the extension of water mains in compliance with the adopted "Planning Report for Skyline, Terracita, Southwest, Carriage Hills and future Southwest Rapid City water service zoned" prepared by CETEC Engineering Inc. In addition, the 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;
6. Upon submittal of a Preliminary Plat application, road construction plans for the section line highways located along the east lot line and the south lot line of the subject property 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 highway shall be vacated. The adjacent property owner(s) shall sign the petition(s) to vacate the section line highway or a Variance to the Subdivision Regulations shall be obtained to allow half a right-of-way;
7. Prior to submittal of a Preliminary Plat application, the plat document shall be revised to

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- show Golden Eagle Drive located along the south lot line in compliance with the Major Street Plan or a Comprehensive Plan Amendment to the Major Street Plan relocating the collector street as proposed shall be obtained;
8. Upon submittal of a Preliminary Plat, road construction plans for Golden Eagle Drive shall be submitted for review and approval. In particular, the road construction plans shall 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 with on-street parking or the street shall be located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer with no on-street parking or a Variance to the Subdivision Regulations shall be obtained. If on-street parking is not provided, the developer shall provide visitor parking at the rate of one paved parking stall per dwelling located within three hundred feet of the residence and the street must be posted with no parking signs or an Exception to the Street Design Criteria Manual shall be obtained. In addition, the road construction plans shall show the design of the intersections of Golden Eagle Drive with Promise Road and Vinyard Lane;
 9. Upon submittal of a Preliminary Plat, road construction plans for Promise Road shall be submitted for review and approval. In particular, the road construction plans shall 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 with on-street parking or the street shall be located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer with no on-street parking or a Variance to the Subdivision Regulations shall be obtained. If on-street parking is not provided, the developer shall provide visitor parking at the rate of one paved parking stall per dwelling located within three hundred feet of the residence and the street must be posted with no parking signs or an Exception to the Street Design Criteria Manual shall be obtained;
 10. Upon submittal of a Preliminary Plat application, road construction plans for the cul-de-sac streets serving more than 20 lots shall be submitted for review and approval showing the street(s) 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. 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;
 11. Upon submittal of a Preliminary Plat application, road construction plans for the cul-de-sac streets serving 20 lots or less shall be submitted for review and approval showing the street(s) 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 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;
 12. Upon submittal of a Preliminary Plat application, road construction plans for the access easement(s) shall be submitted for review and approval. In particular, the construction plans shall show the streets located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street

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- light conduit, water and sewer with on-street parking or the street shall be located in a minimum 45 foot wide right-of-way and constructed with a minimum 20 foot wide paved surface, curb, gutter, street light conduit, water and sewer with no on-street parking or a Variance to the Subdivision Regulations shall be obtained. If on-street parking is not provided, the developer shall provide visitor parking at the rate of one paved parking stall per dwelling located within three hundred feet of the residence and the street must be posted with no parking signs or an Exception to the Street Design Criteria Manual shall be obtained. In addition, a fire apparatus turnaround shall be provided at the end of each access easement in excess of 150 feet in length;
13. Upon submittal of the Preliminary Plat application, the plat document shall be revised to show access to Lots 6B and 7A of Block 4. In addition, road construction plans for the street shall be submitted for review and approval. In particular, the 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 with on-street parking or the street shall be located in a minimum 45 foot wide right-of-way and constructed with a minimum 20 foot wide paved surface, curb, gutter, street light conduit, water and sewer with no on-street parking or a Variance to the Subdivision Regulations shall be obtained. If on-street parking is not provided, the developer shall provide visitor parking at the rate of one paved parking stall per dwelling located within three hundred feet of the residence and the street must be posted with no parking signs or an Exception to the Street Design Criteria Manual shall be obtained. In addition, a fire apparatus turnaround shall be provided at the end of the street if it is in excess of 150 feet in length;
 14. Prior to submittal of a Preliminary Plat application, an Exception shall be obtained to allow a cul-de-sac to serve 44 lots and 26 lots, respectively, in lieu of a maximum of 20 lots as per the Street Design Criteria Manual or the plat document shall be revised accordingly;
 15. Prior to submittal of a Preliminary Plat application, an Exception shall be obtained to allow 44 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual or the plat document shall be revised to provide a second point of access to the cul-de-sac street located in the eastern portion of the property;
 16. Prior to submittal of a Preliminary Plat application, an Exception shall be obtained to allow a 770 foot long cul-de-sac street with no intermediate turnaround in lieu of a maximum 500 foot long cul-de-sac street with an intermediate turnaround every 600 feet as per the Street Design Criteria Manual or the plat document shall be revised accordingly;
 17. Prior to submittal of a Preliminary Plat application, an Exception shall be obtained to allow a 1,280 foot long cul-de-sac street with an intermediate turnaround at 900 feet in lieu of a maximum 500 foot long cul-de-sac street with 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, an Exception shall be obtained to allow a 840 foot long cul-de-sac street in lieu of a maximum 500 foot long cul-de-sac street as per the Street Design Criteria Manual or the plat document shall be revised accordingly;
 19. 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

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- waiving the requirement to provide a central water system shall be obtained. In addition, the International Fire Code shall be continually met;
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 US Highway 16 Area Future Land Use Plan shall be amended to allow the proposed development or the plat document shall be revised accordingly;
 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; and,
 23. Prior to submittal of a Final Plat application, the plat document shall be revised to show only one Lot 10 in Block 1;
 24. Prior to submittal of a Final Plat application, a Wild Fire Mitigation Plan shall be submitted for review and approval and the plan shall be implemented;
 25. Prior to submittal of a Final Plat application, the plat document shall be revised to show all of the proposed Lots labeled numerically. In particular, the "outlots" shall be relabeled numerically and Block 3 and Block 5 shall be relabeled Lot 1 of Block 3 and Block 5, respectively; and,
 26. 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 create 67 townhome lots and six larger lots. In addition, the applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to relocate a portion of Golden Eagle Drive, a collector street as it abuts the southern portion of the subject property. The applicant has also submitted a Rezoning request to change the zoning designation of the subject property from General Agriculture District to Office Commercial District. In addition, the applicant has submitted a Comprehensive Plan Amendment to the US Highway 16 Area Future Land Use Plan to change the land use designation from a Planned Residential Development with a maximum density of one dwelling unit per acre to Office Commercial with a Planned Unit Development on approximately 7.35 acres of the subject property, a Comprehensive Plan Amendment to the US Highway 16 Area Future Land Use Plan to change the land use designation from a Planned Residential Development with a maximum density of four dwelling units per acre to Office Commercial with a Planned Unit Development on approximately 20 acres of the subject property; and, a Comprehensive Plan Amendment to the US Highway 16 Area Future Land Use Plan to change the land use designation from Low Density Residential District with a Planned Residential Development with a maximum density of four dwelling units per acre to Office Commercial with a Planned Unit Development on approximately 26.36 acres of the subject property. (See companion items #06RZ055, 06CA037, 06CA038, 06CA039 and 06CA040.)

The applicant has indicated that the subject property will be constructed with a combination of townhome and independent and assisted living units.

The property is located in the northwest corner of the intersection of Golden Eagle Drive and Promise Road. Currently, the property is void of any structural development.

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On October 2, 2006, the City Council approved Tax Increment District #61 to assist in the development of Vinyard Lane, Golden Eagle Drive, Promise Road, the extension of water, sewer, sidewalks, storm sewer, detention cell(s) and sewer lift station(s).

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 an exception whichever is applicable.

STAFF REVIEW:

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

Zoning: The property is currently zoned General Agriculture District. The US Highway 16 Area Future Land Use Plan identifies the appropriate use of the property as a Planned Residential Development with a maximum density of one dwelling unit per per acre, a Planned Residential Development with a maximum density of four dwelling units per acre and Low Density Residential District with a Planned Residential Development, respectively. As noted above the applicant has submitted a Rezoning request and three Comprehensive Plan Amendment requests to change the designation to Office Commercial with a Planned Unit Development. Prior to submittal of a Final Plat application, the US Highway 16 Area Future Land Use Plan must be amended to allow the proposed development or the plat document must be revised accordingly. In addition, prior to issuance of a Building Permit, the property must be rezoned to Office Commercial District as proposed and an Initial and Final Planned Unit Development must be approved.

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, calculations must be submitted for review and approval demonstrating adequate capacity of the downstream US Highway 16 lift station. The plat document must also be revised to provide utility easements as needed.

Water: On May 15, 2006, the City Council approved a "Planning Report for Skyline, Terracita, Southwest, Carriage Hills and future Southwest Rapid City water service zoned" prepared by CETEC Engineering Inc. Staff is recommending that prior to City Council approval of the Preliminary Plat, water system plans prepared by a Registered Professional Engineer showing the extension of water mains in compliance with the adopted report be submitted for review and approval. In addition, the water system plans must demonstrate that adequate fire and domestic flows are being provided. The plat document must also be

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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 must be submitted for review and approval. In particular, the drainage plan must show the design of drainage swales, ditches and storm sewers sized in compliance with the Arrowhead Drainage Basin Design Plan and the Drainage Criteria Manual. In particular, the drainage plan must include calculations demonstrating that developed flows from the site do not exceed pre-developed flows or on-site detention must be provided. The drainage plan must also show how the two drainage ditches going through the property will be developed without negatively impacting future dwellings to be constructed along the ditches. In addition, the plat document must be revised to provide drainage easements as needed.

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.

Section Line Highway: A section line highway is located along the east lot line and the south lot line of the subject property. The east 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 east half and the south half of the section line highways or a Variance to the Subdivision Regulations must be obtained to allow platting half a right-of-way. In addition, upon submittal of a Preliminary Plat application, road construction plans for the section line highway must be submitted for review and approval. In particular, the road construction plans must show the section line highways constructed with a minimum 27 wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

Golden Eagle Drive: The Layout Plat identifies the extension of Golden Eagle Drive through the subject property. Golden Eagle Drive is identified on the City's Major Street Plan as a collector street requiring that it be 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 and water with on-street parking or the street must be located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer with no on-street parking or a Variance to the Subdivision Regulations must be obtained. If on-street parking is not provided, the developer must provide visitor parking at the rate of one paved parking stall per dwelling located within three hundred feet of the residence and the street must be posted with no parking signs or an Exception to the Street Design Criteria Manual must be obtained. In addition, the road construction plans must show the design of the intersections of Golden Eagle Drive with Promise Road and Vinyard Lane.

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As noted above, the Major Street Plan identifies Golden Eagle Drive as a collector street. In addition, the Major Street Plan shows the street along the south lot line of the subject property within the section line highway. The Layout Plat identifies the western portion of the street located approximately 600 feet north of the section line highway. As such, staff is recommending that prior to submittal of a Preliminary Plat application, the plat document be revised to show Golden Eagle Drive located along the south lot line in compliance with the Major Street Plan or a Comprehensive Plan Amendment to the Major Street Plan relocating the collector street as identified must be obtained.

Promise Road: The Layout Plat identifies Promise Road along a portion of the east lot line of the subject property. Promise Road is identified on the City's Major Street Plan as a collector street requiring that it be 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 and water with on-street parking or the street must be located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer with no on-street parking or a Variance to the Subdivision Regulations must be obtained. If on-street parking is not provided, the developer must provide visitor parking at the rate of one paved parking stall per dwelling located within three hundred feet of the residence and the street must be posted with no parking signs or an Exception to the Street Design Criteria Manual must be obtained.

Sub-collector Streets: The proposed streets that serve as access to more than twenty lots are classified as a sub-collector street. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the streets be submitted for review and approval showing the street(s) 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 must be obtained. In addition, the construction plans must 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 must be obtained.

Lane Place Streets: The proposed streets that serve as access to twenty lots or less are classified as a lane place street. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the streets be submitted for review and approval showing the street(s) 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 or a Variance to the Subdivision Regulations must be obtained. In addition, the construction plans must 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 must be obtained.

Access Easements: The Layout Plat does not identify access to Lots 6B and 7A of Block 4. Staff is recommending that upon submittal of a Preliminary Plat, the plat document be revised to show access to the two lots. In addition, construction plans for all of the access easements as shown on the plat document must be submitted for review and approval. In particular, the construction plans must show the streets located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter,

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sidewalk, street light conduit, water and sewer with on-street parking or the street shall be located in a minimum 45 foot wide right-of-way and constructed with a minimum 20 foot wide paved surface, curb, gutter, street light conduit, water and sewer with no on-street parking or a Variance to the Subdivision Regulations must be obtained. If on-street parking is not provided, the developer must provide visitor parking at the rate of one paved parking stall per dwelling located within three hundred feet of the residence and the street must be posted with no parking signs or an Exception to the Street Design Criteria Manual must be obtained. In addition, a fire apparatus turnaround must be provided at the end of the street if it is in excess of 150 feet in length.

Cul-de-Sac Streets: The Layout Plat identifies cul-de-sac streets along the western portion of the property and the eastern portion of the property. The Fire Department staff has indicated that the property is located in a moderate to high wild fire hazard area. The Street Design Criteria Manual states that a cul-de-sac can not exceed 500 feet in a moderate to high wild fire hazard area. In addition, an intermediate turnaround must be provided every 600 feet. The Layout Plat identifies the cul-de-sac lengths measuring, 840 feet, 1,280 feet and 770 feet, respectively. As such, staff is recommending that prior to submittal of a Preliminary Plat, an Exception be obtained to allow the proposed cul-de-sac streets as identified or the plat document must be revised to comply with the Street Design Criteria Manual.

The Street Design Criteria Manual states that a cul-de-sac street may not serve as access to more than 20 lots. The western cul-de-sac serves as access to 26 lots and the eastern cul-de-sac serves as access to 44 lots. Staff is recommending that prior to submittal of a Preliminary Plat application, an Exception be obtained to allow the cul-de-sacs to serve as access to more than 20 lots as identified or the plat document must be revised to comply with the Street Design Criteria Manual.

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) dwelling units are exclusively accessed from a street". Currently, the eastern cul-de-sac street serves as access to 44 dwelling units. As such, staff is recommending that prior to submittal of a Preliminary Plat application, an Exception must be obtained to allow 44 dwelling units with one point of access in lieu of 40 dwelling units 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 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.

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