

STAFF REPORT
January 25, 2007

No. 06PL178 - Preliminary Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER	Boschee Engineering for OTS, Inc.
REQUEST	No. 06PL178 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	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 thru 8 of Block 1, lots 1 thru 8 of Block 2, Lots 1 thru 17 of Block 3, and lots 1 thru 9 of Block 4, located in the SW1/4 SW1/4, W1/2 SE1/4 SW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 15.65 acres
LOCATION	At the southern terminus of Bendt Drive
EXISTING ZONING	General Agriculture District - General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	General Agriculture District
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	10/27/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the February 8, 2007 Planning Commission meeting to allow the applicant to submit the required information.

GENERAL COMMENTS:

This staff report has been revised as of January 17, 2006. All revised and/or added text is shown in bold print. The applicant has submitted a Preliminary Plat to subdivide the subject property into 42 residential lots to be known as Catron Crossing. The property is located south of Catron Boulevard and east of Sheridan Lake Road and is currently void of any structural development.

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On August 7, 2006 City Council approved a Layout Plat (06PL089) for the subject property 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;
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

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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;
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.

STAFF REVIEW: Staff has reviewed the Preliminary 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 Preliminary 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. As of November 16, 2006 the applicant has not requested a Comprehensive Plan Amendment to the Major Street Plan.

On January 12, 2007 an application was submitted requesting a Comprehensive Plan Amendment to the Major Street Plan. The Comprehensive Plan Amendment to the Major Street Plan is schedule to be considered at the February 8, 2007 Planning Commission Meeting. Staff recommends that the Preliminary Plat be continued to the February 8, 2007 Planning Commission meeting to be heard in conjunction with the Comprehensive Plan Amendment to the Major Street Plan.

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, Bendt Drive serves as

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exclusive access to this subdivision. The proposed Preliminary Plat will result in a total of 51 lots with one point as access. The plat document must provide a second street connection to the development or an Exception to allow 51 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 recommending that prior to Preliminary Plat approval by the Planning Commission, 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 51 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 prior to Preliminary Plat approval by Planning Commission, a geotechnical report including pavement design and recommendations for large and deep embankment areas must be submitted for review and approval. In addition, geotechnical information shall include information showing soils resistivity tests 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 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. Staff is recommending that prior to Preliminary Plat approval by the City Council, 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.

On January 12, 2007 an application was submitted requesting to vacate the portion of the section line highway that abuts the subject property. The application proposing to vacate the portion of the section line highway that abuts the subject property is schedule to be considered at the February 8, 2007 Planning Commission Meeting. Staff recommends that the Preliminary Plat be continued to the February 8, 2007 Planning Commission meeting to be heard in conjunction with the vacation of section line highway request.

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 prior to Preliminary Plat approval by the City Council, road construction plans for Nugget

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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 Preliminary 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 is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for Bendt Drive be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Prospector Road: The Preliminary Plat identifies Prospector 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 prior to Preliminary Plat approval by the City Council, road construction plans for Prospector Road 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 Prospector Road has already been used and must be changed and must be submitted for review and approval. Prior to Preliminary Plat approval by City Council, the name of Prospector Road shall be changed and submitted for review and approval.

Placer Drive: The Preliminary Plat identifies Placer 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 prior to Preliminary Plat approval by the City Council, road construction plans for Placer 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 Placer Drive has already been used and must be changed and must be submitted for review and approval. Prior to Preliminary Plat approval by City Council, the name of Placer Drive shall be changed and submitted for review and approval.

Traffic Operations: Staff is recommending that prior to Preliminary Plat approval by the City Council, the applicant must provide signing, lighting, and pavement marking information and must provide non-access easements in accordance with the Street Design Criteria Manual.

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. In addition, the sewer plans must demonstrate adequate capacity of the downstream wastewater system. Staff is recommending that prior to Preliminary Plat approval by the City Council, sewer plans demonstrating adequate capacity in the downstream wastewater system must be submitted for review and approval. 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

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provide calculations demonstrating that required domestic and fire flows are being provided. Staff is recommending that prior to Preliminary Plat approval by the City Council, 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: The applicant has submitted a grading plan and an erosion and sediment control plan for all improved areas for review and approval. However, there is a discrepancy between the drainage plan and the drainage report. Staff noted that due to the topography of the proposed lots, the drainage plan should address drainage between lots and the plans should include site grading or additional drainage facilities per the drainage plan recommendations. Staff also noted that due to street grades and the velocity of storm water, it may be necessary to add additional inlets along Placer Drive and Prospector Road to prevent the water from crossing Bendt Drive and/or overtopping the curb at the downstream end of the streets. Currently the drainage plan proposes inlets only at the bottom of the streets. In addition, the plat document must be revised to provide drainage easements as necessary. Staff is recommending that prior to Preliminary Plat approval by the Planning Commission, revised grading and drainage information shall be submitted for review and approval as identified.

Master Plan: Prior to Preliminary Plat approval by Planning Commission, a master plan for the area shall be submitted for review and approval showing all utilities.

Red Line Comments: Staff noted that red line comments addressing required revisions and changes have been made on the plans. Staff recommends that the comments be addressed and the red lined drawings be returned prior to Preliminary Plat approval by City Council.

This item was continued to the December 7, 2006 Planning Commission meeting to allow the applicant to submit the required information. This item was continued to the January 4, 2007 Planning Commission meeting to allow the applicant to submit the required information. **This item was continued to the January 25, 2007 Planning Commission meeting to allow the applicant to submit the required information. As of January 17, 2007 the required geotechnical report, drainage information and information addressing the issue of more than 40 dwelling units with only one point of access has not been submitted and staff is recommending that this item be continued to the February 8, 2007 Planning Commission Meeting.**