

STAFF REPORT
August 21, 2008

No. 08PL098 - Preliminary Plat

ITEM 19

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	DTH LLC
REQUEST	No. 08PL098 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of Tract A of F&N Subdivision, the balance of the E1/2 SW1/4 NW1/4, the balance of the SE1/4 NW1/4, located in the S1/2 NW1/4 and the N1/2 SW1/4, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 29 thru 33 of Block 3 of Homestead Plaza Subdivision, located in the S1/2 NW1/4 and in the N1/2 SW1/4, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.73 acres
LOCATION	East of Timmons Boulevard, south of Neel Street and west of Big Sky Drive
EXISTING ZONING	General Agricultural District / Office Commercial (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	Low Density Residential District
East:	Medium Density Residential District (Planned Residential Development)
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City sewer and water and Rapid Valley Sanitary District
DATE OF APPLICATION	3/14/2008
REVIEWED BY	Vicki L. Fisher / Karley Halsted

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the **September 4, 2008** Planning Commission meeting.

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GENERAL COMMENTS:

(Update, August 8, 2008. All revised and/or added text is shown in bold print.) This item has been continued several times to allow the applicant to address utility service boundary issues and capacity issues with Rapid Valley Sanitary District and Rapid City and to submit additional information as identified below. To date, the utility issues and the additional information has not been resolved and/or submitted for review and approval. As such, staff is recommending that this item be continued to the September 4, 2008 Planning Commission.

(Update, July 1, 2008. All revised and/or added text is shown in bold print.) This item has been continued several times to allow the applicant to address utility service boundary issues and capacity issues with Rapid Valley Sanitary District and Rapid City. The applicant has subsequently requested that the Preliminary Plat be reviewed and approved in three phases to allow them to address the specific utility service area and capacity issues for each phase of the development.

Phase One (File #08PL030) will include 16 lots within the southern portion of the property. Phase One is located entirely within the Rapid Valley Sanitary District service area. Phase Two (File #08PL098) will include five lots along a cul-de-sac street located within the northeast portion of the property. The northern half of the cul-de-sac is located within the Rapid City service area and the southern half of the property is located within the Rapid Valley Sanitary service area. Phase Three (File #08PL099) will include the balance of the development located north of Avenue A and south of Berniece Street. The northern half of Phase Three is located within the Rapid City service area and the southern half is located within the Rapid Valley Sanitary service area. In particular, the applicant has identified the three phases as follows:

Phase One: Lots 1 thru 8 of Block 1, Lots 1 thru 8 of Block 2

Phase Two: Lots 29 thru 33 of Block 3

Phase Three: Lots 1 thru 28 of Block 3, Tracts A, B, C and D of Block 6

Please note that this staff report is specific to Phase Two. The associated Preliminary Plat files, #08PL030 and #08PL099, will address the issues specific to Phase One and Three, respectively.

(Update, June 13, 2008. All revised and/or added text is shown in bold print.) This item was continued at the June 5, 2008 Planning Commission meeting to allow the applicant to submit additional information. In particular, the applicant had previously submitted a downstream analysis of the sanitary sewer system showing the sewer from the entire site being served through the Rapid Valley Sanitary District system. However, the analysis identified that the downstream portion of the Rapid Valley Sanitary District is currently at capacity and that surcharging exists in some pipes. The applicant has subsequently submitted a revised sanitary sewer system design plan showing only a portion of the property located in the City's service area being served by Rapid Valley Sanitary District. To date, the applicant has not submitted written documentation identifying that Rapid Valley Sanitary District is agreeable to taking the sewer effluent nor have any associated agreements been entered into between the City of Rapid City and Rapid Valley Sanitary District.

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The revised construction plans also show a portion of the property located within the Rapid Valley Sanitary District service area, or three lots, being served by City water. To date, the City has not agreed to serve this area of the property nor have any agreements been entered into between the City of Rapid City and Rapid Valley Sanitary District.

To date, the applicant has not submitted drainage information demonstrating how drainage flows will be captured off of Lots 2 thru 8, Block 1, along Avenue A.

The applicant has also submitted Exception requests to allow a lot twice as long as wide and to allow a cul-de-sac street to serve more than 20 lots. However, the Exception application forms have not been signed by the property owner as required. In addition, the applicant must submit a site plan showing that the lots along the cul-de-sac street are of adequate size to accommodate typical building footprints before staff can consider the Exception request.

Staff is recommending this item be continued to the July 10, 2008 Planning Commission meeting to allow the applicant to submit the additional information.

(Update, May 26, 2008. All revised and/or added text is shown in bold print.) This item was continued at the May 22, 2008 Planning Commission meeting to allow the applicant to submit additional information. Subsequently, the applicant submitted a downstream analysis of the sanitary sewer system showing the sewer from the entire site being served through the Rapid Valley Sanitary District system. However, the analysis identifies that the downstream portion of the Rapid Valley Sanitary District is currently at capacity and that surcharging exists in some pipes. As such, the applicant must work with Rapid Valley Sanitary District to find a solution that meets the Rapid Valley Sanitary District requirements. If Rapid Valley Sanitary District is agreeable to taking the sewer effluent, agreements must be entered into between the City of Rapid City and Rapid Valley Sanitary District.

Additionally, documentation must also be submitted to show that the proposed lots, particularly those located along the southern tier of the property, are of adequate size to accommodate typical building footprints.

Staff is recommending this item be continued to the June 26, 2008 Planning Commission meeting to allow the applicant to submit the additional information.

(Update, May 9, 2008. All revised and/or added text is shown in bold print.) This item was continued at the May 8, 2008 Planning Commission meeting to allow the applicant to submit additional information. In particular, the applicant has indicated that additional sewer information will be submitted for review and approval either showing the sewer flows split between Rapid City and Rapid Valley Sanitary District as per the existing service boundaries or a sanitary sewer analysis will be submitted for review and approval demonstrating that capacity exists to sewer the entire site through the Rapid Valley Sanitary District. If capacity is available and Rapid Valley Sanitary District is agreeable to taking the sewer effluent, agreements must be entered into between the City of Rapid City and Rapid Valley Sanitary District. Additionally, documentation needs to be submitted to show that the proposed lots, particularly along the southern tier, are adequate to accommodate typical building footprints.

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To date, the information has not been submitted for review and approval. As such, staff is recommending this item be continued to the June 5, 2008 Planning Commission meeting with the applicant's concurrence.

(Update, April 25, 2008. All revised and/or added text is shown in bold print.) This item was continued at the April 24, 2008 Planning Commission meeting to allow the applicant to submit additional information. To date, the information has not been submitted for review and approval. As such, staff is recommending this item be continued to the May 22, 2008 Planning Commission meeting with the applicant's concurrence.

(Update, April 10, 2008. All revised and/or added text is shown in bold print.) This item was continued at the April 10, 2008 Planning Commission meeting to allow the applicant to submit additional information. To date, the information has not been submitted for review and approval. As such, staff is recommending this item be continued to the May 8, 2008 Planning Commission meeting with the applicant's concurrence.

The applicant has submitted a Preliminary Plat to create 54 lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations (File #08SV014) to waive the requirement to install curb, gutter, sidewalk and street light conduit along Sweetbriar Street as it abuts the property.

The property is located east of Timmons Boulevard, south of Neel Street and west of Big Sky Drive. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Plat Document: The applicant has submitted a Master Plan identifying the development in three phases. In addition, the applicant has submitted a Preliminary Plat document for Phase One (File #08PL030). To date, a revised Preliminary Plat document for Phase Two has not been submitted for review and approval. As such, staff is recommending that prior to Planning Commission approval, a revised Preliminary Plat document for Phase Two be submitted for review and approval as identified.

Sewer/Water: Phase Two consists of five lots located along a cul-de-sac at the western terminus of Big Sky Drive. Lots 29 and 30 are located within Rapid Valley Sanitary District's service area and Lots 32 and 33 are located within Rapid City's service area. The service boundary between Rapid Valley Sanitary District and Rapid City extends through the middle of Lot 31, placing the lot in both service areas.

The applicant's construction plans show the five lots being served by City water and sewer by Rapid Valley Sanitary District. City staff will be meeting with Rapid Valley Sanitary District staff to discuss the best options to serve the lots within the cul-de-sac and potentially negotiate agreements regarding minor modifications to the service area boundaries. It is anticipated that an agreement between Rapid Valley Sanitary District and the City of Rapid City will be necessary.

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Rapid Valley Sanitary District staff has previously indicated that the downstream portion of the Rapid Valley Sanitary District is currently at capacity and that surcharging exists in some pipes. As such, they have indicated that approval for Phase Two will require that the City provide service to those lots located adjacent to this development within the City's service area which are currently being served by Rapid Valley Sanitary District. In addition, the applicant's construction plans must be revised to show that portion of the property located within the City's service area being served by the City.

Public Works staff has indicated that preliminary design plans have been completed for the extension of a sewer main along Elk Vale Road to serve this area. It is anticipated that final design plans for the Elk Vale Sewer extension will be complete in November, 2008 and that the construction of the sewer main will be complete in June, 2009. Staff is recommending that this Preliminary Plat for Phase Two be continued until a contract for the construction of the Elk Vale Road sewer main has been awarded and to allow the applicant to submit construction plans for the extension of the service mains to the Elk Vale Road sewer main. Prior to submittal of a Final Plat application, the sewer main to be constructed along Elk Vale Road must be completed.

Stormwater Management Plan: The applicant has submitted an Erosion and Sediment Control Permit. In addition, staff has reviewed and approved the Erosion and Sediment Control Plan.

Inspection Fees and Surety: Chapter 16.20.080 of the Rapid City Municipal Code states that before any Final Plat is approved, an additional fee shall be paid to the City to cover the costs of inspection of the subdivision improvements as required by the Ordinance. In addition, surety for any required subdivision improvements that have not been completed must be posted. As such, staff is recommending that upon submittal of a Final Plat application, surety be posted and subdivision inspection fees be paid as required.

Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements. In particular, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. As such, staff is recommending that prior to the City's acceptance of any public improvements, a Warranty Surety be submitted for review and approval if subdivision improvements are required.

Staff is recommending that the Preliminary Plat be continued to allow the applicant to address the outstanding utility issue as identified above.