

STAFF REPORT
August 6, 2009

No. 09PL039 - Layout Plat

ITEM 6

GENERAL INFORMATION:

APPLICANT	PLM Land Development, LLC
AGENT	Lawrence M. Kostaneski for Centerline, Inc.
PROPERTY OWNER	Pat Tlustos
REQUEST	No. 09PL039 - Layout Plat
EXISTING LEGAL DESCRIPTION	A portion of the unplatted balance of the N1/2 NW1/4 and the unplatted balance of the SW1/4 NW1/4, all in Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more particularly described as follows: commencing from the Point of Beginning, the northeast corner of Lot 33 in Block 1 of PLM Subdivision consisting of a 5/8" rebar with Hanson #6251 cap, thence first course - N85°57'24"E a distance of 32.35', thence second course - N78°30'13"E a distance of 229.00', thence third course - S84°12'27"E a distance of 224.17', thence fourth course - N86°55'12"E a distance of 205.00', thence fifth course - N80°28'46"E a distance of 241.41', thence sixth course - S83°06'22"E a distance of 205.42', thence seventh course - S70°31'14"E a distance of 300.02', thence eighth course - S20°04'47"W a distance of 407.59' to the southwest corner of Lot 16 of Block 1 of PLM Subdivision, thence ninth course - N89°42'39"W a distance of 564.79' along the north boundary of Eastridge Estates Subdivision, thence tenth course - N88°31'55"W a distance of 119.66', thence eleventh course - N72°48'55"W a distance of 309.01', thence twelfth course - N72°34'37"W a distance of 131.54', thence thirteenth course - N90°00'00"W a distance of 164.21', thence fourteenth course - N0°00'00"E a distance of 294.68' to the Point of Beginning. Said Parcel containing 13.1855 acres more or less
PROPOSED LEGAL DESCRIPTION	Lots 36 thru 53 of Block 1 of PLM Subdivision, located in the NW1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota,
PARCEL ACREAGE	Approximately 13.1855 acres
LOCATION	At the current eastern terminus of Conestoga Court

STAFF REPORT
August 6, 2009

No. 09PL039 - Layout Plat

ITEM 6

EXISTING ZONING	Low Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential District (Planned Residential Development)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/9/2009
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

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

1. Prior to submittal of a Preliminary Plat application, an Exception shall be obtained to allow roll curb with curb side sidewalks or the construction plans shall show the design in compliance with the Street Design Criteria Manual which allows curb side sidewalks with standard curbs along a lane place street or roll curbs with property line sidewalks;
2. Upon submittal of a Preliminary Plat application, drainage arrows shall be shown on the grading plan. In addition, the plat document shall be revised to show drainage easements and/or Major Drainage Easements as needed;
3. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show access to proposed Lot 45. The applicant has the option of either revising the plat to show Lot 45 as a flagpole lot abutting Conestoga Court a minimum width of 25 feet or showing an access easement extending from the end of Conestoga Court across Lots 44 and/or 46. If the applicant chooses to extend an access easement as identified then construction plans for the access easement shall be submitted for review and approval showing the street located within a minimum 45 foot wide easement and constructed with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, streetlight conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
4. Upon submittal of a Preliminary Plat application, road construction plans for Conestoga Court shall be submitted for review and approval. In particular, the road 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. In addition, the construction plans shall identify the construction of a permanent turnaround at the end of the cul-de-sac 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;
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

STAFF REPORT
August 6, 2009

No. 09PL039 - Layout Plat

ITEM 6

- 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. In addition, the "20 foot wide Major Utility Easement" located on Lots 44, 45 and 46 must be identified as a "20 foot wide Public Sewer Easement";
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 show a water main extended to serve Lot 45 or an Exception shall be obtained to allow a water service line to cross another lot. The water plans shall also 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 application, a utility master plan including public and private utilities shall be submitted for review and approval;
 8. Upon submittal of a Preliminary Plat application, an Erosion and Sediment Control Plan designed in compliance with the adopted Stormwater Quality requirements shall be submitted for review and approval. In addition, an Erosion and Sediment Control Permit shall be obtained prior to any construction;
 9. Upon submittal of a Preliminary Plat application, a cost estimate for the subdivision improvements shall be submitted for review and approval;
 10. Prior to submittal of a Preliminary Plat application, an Exception shall be obtained to allow Conestoga Court as a 925 foot long cul-de-sac with no intermediate turnarounds in lieu of an intermediate turnaround every 600 feet as per the Street Design Criteria Manual or the plat document shall be revised accordingly;
 11. Prior to submittal of a Preliminary Plat application, an Exception shall be obtained to allow a lot length greater than twice the lot width or the plat shall be revised to comply with the length to width requirement;
 12. Prior to submittal of a Preliminary Plat application, the plat document shall be revised identifying the line running parallel to portions of the north lot line of the property;
 13. All currently adopted International Fire Codes shall be continually met;
 14. An Air Quality Permit shall be obtained prior to any surface disturbance of one acre or more;
 15. 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;
 16. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,
 17. The approved Layout Plat for which no grading, construction or other improvements have been initiated within two years of the date of approval of the plat shall be deemed as expired. However, the owner or applicant of the plat may, prior to the termination of the two year period, request a one year extension subject to approval by the City Council.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide the property into 18 lots. In addition, the applicant has submitted an Initial and Final Planned Residential Development application (File #09PD032) to allow a single family residential development on the property. The proposed residential development is to be known as Phase 2C of the PLM Subdivision.

The property is located north of Stumer Road and south of Enchanted Pines Drive at the

STAFF REPORT
August 6, 2009

No. 09PL039 - Layout Plat

ITEM 6

current eastern terminus of Conestoga Court. 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:

Zoning: The property is zoned Low Density Residential District with a Planned Development Designation. As previously indicated, the applicant has submitted an Initial and Final Planned Residential Development application to allow a single family residential development on the property. The applicant should be aware that prior to issuance of a building permit, the Initial and Final Planned Residential Development and a Preliminary Plat must be approved. In addition, prior to issuance of a Certificate of Occupancy, a Final Plat must be approved.

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed Layout Plat identifies that five of the lots will have a length twice the distance of the width. As such, staff recommends that prior to submittal of a Preliminary Plat application, an Exception be obtained to allow a lot twice as long as it is wide or the plat document must be revised to comply with the length to width requirement.

Access: The Layout Plat does not show access to proposed Lot 45. As such, upon submittal of a Preliminary Plat, the plat document must be revised to show access to the lot. The applicant has the option of either revising the plat to show Lot 45 as a flagpole lot abutting Conestoga Court a minimum width of 25 feet or showing an access easement extending from the end of Conestoga Court across Lots 44 and/or 46. If the applicant chooses to extend an access easement as identified then construction plans for the access easement must be submitted for review and approval showing the street located within a minimum 45 foot wide easement and constructed with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, streetlight conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

Drainage: The property is located within the South Robbinsdale Drainage Basin Plan. The applicant has indicated that storm water management will be confined to local street collection that will discharge into a natural channel, then to a metering pond previously constructed in Phase 1A of the development. Upon submittal of a Preliminary Plat

No. 09PL039 - Layout Plat

ITEM 6

application, drainage arrows must be shown on the grading plan. In addition, the plat document must be revised to show drainage easements and/or Major Drainage Easements as needed.

The applicant has also requested an Exception to allow roll curb with curb side sidewalks along Conestoga Court. Conestoga Court is classified as a lane place street which allows curb side sidewalks with standard curb or roll curb with property line sidewalks. Staff has reviewed the Exception and denied the request noting that street drainage information to support the proposed roll curb design has not been submitted for review and approval. The applicant may appeal staff's decision to the Public Works Committee and the City Council. The applicant should also be aware that staff could support the Exception request to allow roll curb with curb side sidewalks if street drainage information is submitted supporting that the street design can accommodate the run-off from the development without negatively impacting the residential lots.

Prior to submittal of a Preliminary Plat application, an Exception must be obtained to allow roll curb with curb side sidewalks or the construction plans must show the design in compliance with the Street Design Criteria Manual as identified.

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. Staff is recommending that upon submittal of a Preliminary Plat application, sewer plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. The plat document must also be revised to provide utility easements as needed. In addition, the "20 foot wide Major Utility Easement" located on Lots 44, 45 and 46 must be identified as a "20 foot wide Public Sewer Easement".

Water: The property is located in the Terracita Water Service Zone. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the water plans must show a water main extended to serve Lot 45 or an Exception must be obtained to allow a water service line to cross another lot. The water plans must also demonstrate that adequate fire and domestic flows are being provided. The plat document must also be revised to provide utility easements as needed.

Conestoga Court: The Layout Plat identifies Conestoga Court, a cul-de-sac street, serving as access to 20 residential lots. The Street Design Criteria Manual states that a lane place street shall not serve more than 20 dwellings and that a sub-collector street shall serve more than 20 dwellings. A previously submitted Master Plan for PLM Subdivision identified 18 residential lots along Conestoga Court. As such, the first 120 feet of the street has been platted as a lane place street with a 49 foot wide right-of-way. Since there is not a specific classification for a street serving 20 dwelling units and since the first 120 feet of the street has been constructed as a lane place street, Conestoga Court shall be classified as a lane place street. 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. In addition, the permanent turnaround at the end of the cul-de-sac must have a minimum 110 foot diameter right-of-way and a minimum 96 foot diameter paved surface. Staff is recommending that upon submittal of a Preliminary Plat,

No. 09PL039 - Layout Plat

ITEM 6

road construction plans for the Conestoga Court be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

The Street Design Criteria Manual states that a cul-de-sac shall not exceed 1,200 feet. In addition, an intermediate turnaround must be provided every 600 feet. The length of Conestoga Court is approximately 925 feet with no intermediate turnarounds. As such, staff recommends that prior to submittal of a Preliminary Plat application, an Exception be obtained to allow a 925 foot long cul-de-sac with no intermediate turnarounds in lieu of an intermediate turnaround every 600 feet as per the Street Design Criteria Manual or the plat document must be revised accordingly.

Air Quality Permit: A road corridor was rough graded for Conestoga Court as a part of a previous mass grading project for PLM Subdivision. Sediment control barriers are currently in place on this portion of the development. The applicant has indicated that no significant grading is necessary for this phase. However, the existing Air Quality Permit for PLM Subdivision has expired. As such, a new Air Quality Permit must be obtained prior to any surface disturbance of one acre or more.

Stormwater Management Plan: The City Council recently adopted a Stormwater Quality Manual which provides a set of criteria and technical guidance for erosion and sediment control at construction sites. Because site conditions will affect the suitability and effectiveness of erosion control measures, a plan specific to each site is required. In addition, staff has received complaints in the past regarding the lack of erosion and sediment control efforts on previous phases of the development. As such, staff recommends that upon submittal of a Preliminary Plat application, an Erosion and Sediment Control Plan designed in compliance with the adopted Stormwater Quality requirements be submitted for review and approval. In addition, an Erosion and Sediment Control Permit must be obtained prior to any construction.

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 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 addition, 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 the public improvements, a warranty surety be submitted for review and approval as required.

The proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.