

STAFF REPORT
September 22, 2011

No. 11PL044 - Layout Plat

ITEM 19

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
PROPERTY OWNER	Freeland Meadows, LLC
REQUEST	No. 11PL044 - Layout Plat
EXISTING LEGAL DESCRIPTION	NE1/4 NW1/4 of Section 19, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1-133 of Teton Heights Subdivision
PARCEL ACREAGE	Approximately 39.26 acres
LOCATION	South of Country Road between West Nike Road and 143rd Avenue
EXISTING ZONING	General Agriculture District - Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	General Agriculture District - Medium Density Residential District - Low Density Residential District - General Agriculture District (Pennington County)
South:	General Agriculture District (Pennington County)
East:	Limited Agriculture District (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/12/2011
REVIEWED BY	Vicki L. Fisher / Brandon Quiett

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, slope stability and corrosion protection shall be submitted for review and approval;
2. 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;
3. 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 particular, the drainage plan shall demonstrate that the design flows do not exceed pre-developed flows

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- or on-site detention shall be provided. In addition, the plat document shall be revised to provide drainage easements as necessary;
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. In addition, the sewer plans shall demonstrate adequate capacity of the wastewater system and shall verify if the southeast corner of the property is within the service area of the sanitary lift station. 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, including a connection to the future low pressure 12 inch water main being extended from southeast of the site, 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 application, a Traffic Impact Study shall be submitted for review and approval with recommendations as to the timing of improvements on Country Road due to the impact of the proposed subdivision;
 8. Upon submittal of a Preliminary Plat application, the sight distance at the location of the intersection of Country Road and the proposed minor arterial road shall be verified to insure compliance with City Street Design Standards;
 9. Upon submittal of a Preliminary Plat application, road construction plans for Country Road shall be submitted for review and approval. In particular, the road construction plans shall show Country Road located in a minimum 100 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 plat document shall be revised dedicating an additional 17 feet of right-of-way;
 10. Upon submittal of a Preliminary Plat application, road construction plans for the minor arterial street proposed to be located along the west lot line shall be submitted for review and approval. In particular, the road construction plans shall show the minor arterial street located in a minimum 100 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;
 11. Upon submittal of a Preliminary Plat application, road construction plans for the sub-collector streets, preliminarily labeled as Streets A, B, D, E, G and H, shall be submitted for review and approval. In particular, the cul-de-sac streets 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-sac streets 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 lane place streets, preliminarily labeled as Streets C and F, shall be submitted for review and

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- approval. In particular, the lane place streets shall be 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. In addition, the construction plans shall identify the construction of a permanent turnaround at the end of the cul-de-sac street(s) 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;
13. Upon submittal of a Preliminary Plat application, the applicant shall identify ownership and maintenance of the green space lots. In addition, the green space lots shall be labeled with a lot and block designation.
 14. Upon submittal of a Preliminary Plat application, a copy of the utility easement securing the location of the sewer lift station on the proposed "City Lot" shall be submitted for review and approval. In addition, the plat document shall be revised to show the easement. The "City Lot" shall also be labeled with a lot and block designation;
 15. Upon submittal of a Preliminary Plat, a phasing plan for the proposed development shall be submitted for review and approval;
 16. Upon submittal of a Preliminary Plat application, a site plan showing possible building envelopes on all lots which front a street on three sides shall be submitted for review and approval identifying access and insuring that an adequate building site exists on each lot;
 17. 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 shall be obtained. In addition, the International Fire Code shall be continually met;
 18. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 19. Prior to Preliminary Plat approval by the City Council, an Exception shall be obtained to allow a lot twice as long as it is wide or the plat document shall be revised to comply with the length to width requirement;
 20. Prior to Preliminary Plat approval by the City Council, the property shall be rezoned from General Agriculture District to Low Density Residential District and a Planned Development Designation shall be approved as per the City's Future Land Use Plan;
 21. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show a ten foot wide planting screen easement along Country Road and the minor arterial street or a Variance to the Subdivision Regulations shall be obtained;
 22. Upon submittal of a Preliminary Plat application, the plat document shall be revised to provide non-access easements in compliance with the Street Design Criteria Manual;
 23. Prior to submittal of a Preliminary 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;
 24. 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.
 25. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,
 26. 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.

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GENERAL COMMENTS:

(Update: September 14, 2011. All revised and/or added text is shown in bold print.) This item was continued at the September 8, 2011 Planning Commission meeting at the applicant's request. Staff, subsequently, met with the applicant on September 13, 2011, to review the stipulations of approval. As a result of the meeting, staff has revised stipulations number 9 and 10 to reflect the minimum pavement width for a collector street with no on-street parking.

Staff recommends that the Layout Plat be approved with the stipulations of approval as identified above.

The applicant has submitted a Layout Plat to subdivide the property into 137 lots. In particular, the Layout Plat includes 133 residential lots, 3 green space lots and a "City Lot". The proposed development is to be known as "Teton Heights Subdivision".

The property is currently zoned General Agriculture District with the exception of the proposed "City Lot" which is zoned Low Density Residential District with a Planned Development Designation. On September 22, 2005, the Planning Commission approved a SDCL 11-6-19 Review to allow the construction of a public lift station on the proposed "City Lot".

The property is located south of Country Road between West Nike Road and 143rd Avenue. With the exception of the lift station on the proposed "City Lot", 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: As previously indicated, the property is currently zoned General Agriculture District with the exception of the proposed "City Lot" which is zoned Low Density Residential District with a Planned Development Designation. The City's Future Land Use Plan identifies the appropriate use of the property as Low Density Residential District with a Planned Residential Development. As such, prior to Preliminary Plat approval by the City Council, the property must be rezoned from General Agriculture District to Low Density Residential District and a Planned Development Designation must be approved as per the City's Future

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Land Use Plan. In addition, prior to issuance of a building permit, an Initial and Final Planned Residential Development Plan must be approved by the City.

Lot Configuration: The Subdivision Regulations state 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 plat identifies that twenty of the lots have a length twice the distance of the width. Staff is recommending that prior to submittal of a Final Plat, an Exception must be obtained or the plat must be revised to comply with the length to width requirement.

Sewer: As previously noted, a lift station is currently located in the northeast corner of the property on the proposed "City Lot." Based on the identified service boundaries of the lift station, it does not appear that it can serve the southeast corner of the property. Upon submittal of a Preliminary Plat application, the sewer plans must demonstrate service to this area of the property.

Staff recommends that 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 must be obtained. In addition, the sewer plans must demonstrate adequate capacity of the wastewater system and must verify if the southeast corner of the property is within the service area of the sanitary lift station. The plat document must also be revised to provide utility easements as needed.

Water: It appears that the subdivision will connect to the future low pressure 12 inch water main being extended from southeast of the property. The water extension project was approved by the .16 Committee and is identified as a two year project.

Staff recommends that upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains, including a connection to the future low pressure 12 inch water main, be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the water plans must demonstrate that adequate fire and domestic flows are being provided. The plat document must also be revised to provide utility easements as needed.

Drainage: As part of the Preliminary Plat application, a stormwater drainage report and design addressing quantity and quality control of stormwater must be submitted for review and approval. It appears that no downstream improvements are in place at this time which requires that on-site detention for quantity control of stormwater be provided.

Staff recommends that upon submittal of a Preliminary Plat application, a drainage plan in compliance with the Drainage Criteria Manual be submitted for review and approval. In particular, the drainage plan must demonstrate that the design flows do not exceed pre-developed flows or on-site detention must be provided. In addition, the plat document must be revised to provide drainage easements as necessary

Grading/Erosion and Sediment Control Plan(s): A grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. Staff

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recommends that the information be submitted as identified upon submittal of a Preliminary Plat application.

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s) or a Variance to the Subdivision Regulations must be obtained waiving the requirement to install a central water system. In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access. Staff is recommending that construction plans be submitted for review and approval as identified upon Preliminary Plat submittal.

Country Road: Country Road is located along the north lot line of the subject property and is classified as a principal arterial street on the City's Major Street Plan requiring that the street be located in a minimum 100 foot wide right-of-way and constructed with a minimum **24** foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Country Road is located in a 66 foot wide right-of-way with an approximate 20 foot wide paved surface. As such, upon submittal of a Preliminary Plat application, 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 shall be revised dedicating an additional 17 feet of right-of-way.

Minor Arterial Street: The Layout Plat identifies a minor arterial street located along the west lot line of the proposed development in compliance with the City's Major Street Plan. The minor arterial street must be located within a minimum 100 foot wide right-of-way and constructed with a minimum **24** foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Staff recommends that upon submittal of a Preliminary Plat application, construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Sub-Collector Streets: The Layout Plat identifies several sub-collector streets extending through the development to serve as access to the proposed lots. Upon submittal of a Preliminary Plat application, road construction plans for the sub-collector streets, preliminarily labeled as Streets A, B, D, E, G and H, must be submitted for review and approval. In particular, the streets must 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 must be obtained. In addition, the construction plans must identify the construction of a permanent turnaround at the end of the cul-de-sac streets 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 Layout Plat identifies two lane place streets extending through the development to serve as access to some of the proposed lots. Upon submittal of a Preliminary Plat application, road construction plans for the lane place streets, preliminarily labeled as Streets C and F must be submitted for review and approval. In particular, the streets must be 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 must be obtained. In addition, the construction

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plans must identify the construction of the cul-de-sac bulb for Street F 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.

Traffic Study: As previously noted, Country Road is currently constructed with an approximate 20 foot wide paved surface. The existing street design and the existing grades along Country Road have caused concerns with safety along the street as additional traffic is being generated. As such, staff recommends that upon submittal of a Preliminary Plat application, a Traffic Impact Study be submitted for review and approval with recommendations as to the timing of improvements on Country Road due to the impact of the proposed subdivision. In addition, the sight distance at the location of the intersection of Country Road and the proposed minor arterial road must be verified to insure compliance with City Street Design Standards.

Street Names and Lot Designations: Prior to submittal of a Preliminary Plat application, the applicant must submit proposed street names to the Emergency Services Communication Center for review and approval. In addition, the plat document must be revised to show the approved street names. The plat document must also be revised to show the proposed green space lots and the proposed City Lots with a lot and block designation.

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