

STAFF REPORT

February 21, 2002

No. 02PL003 - Layout Plat

ITEM 5

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 02PL003 - Layout Plat
EXISTING LEGAL DESCRIPTION	SE1/4NE1/4 & W1/2SE1/4 of Section 14, T2N, R7E BHM, Pennington County, South Dakota; and NE1/4 NE1/4 of Section 23, T2N, R7E, BHM Pennington County, South Dakota; and SW/14 NW/14, less Haines Avenue Right of Way and NW1/4 SW1/4 Section 13, T2N, R7E, BHM, Pennington County, South Dakota; and Lots 5 and 6 of Madison's Subdivision, in the City of Rapid City, as shown on the final plat recorded in Book 12 of Plats on Page 106, Pennington County Register of Deeds.
PARCEL ACREAGE	Approximately 251 acres
LOCATION	West of Haines Avenue
EXISTING ZONING	Low Density Residential II District (City)/General Agriculture District (City)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	Mobile Home Residential I District (City)
East:	Medium Density Residential/Mobile Home Residential I (City)/General Agriculture District (County)
West:	Limited Agriculture District (County)/General Agriculture District (County)
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	01/11/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Layout Plat be **approved with the following stipulations:**

Engineering Division Recommendations:

- 1. Upon Preliminary Plat submittal, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval. In addition, a master water plan shall be submitted for review and**

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2. approval and the plat shall be revised to show utility easement(s) as necessary, Upon Preliminary Plat submittal, 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. In addition, a master wastewater plan shall be submitted for review and approval and the plat shall be revised to show utility easement(s) as necessary.
3. Prior to City Council approval of the Preliminary Plat, the applicant shall enter into an agreement with the City to allow the Mall Ridge Lift Station to serve the proposed development;
4. Prior to City Council approval of the Final Plat, modification(s) to the lift station shall be completed as required by the Engineering Division;
5. Upon Preliminary Plat submittal, a drainage plan shall be submitted for review and approval. In addition, drainage easements shall be provided as required;
6. Upon Preliminary Plat submittal, geotechnical information shall be submitted for review and approval;
7. Upon Preliminary Plat submittal, grading plans and an erosion control plan shall be submitted for review and approval;
8. Upon Preliminary Plat submittal, the plat shall be revised to show a north/south collector road along the section line located in the middle of the proposed development and an east/west collector road existing in alignment with Country Road as shown on the Major Street Plan; or the Major Street Plan shall be amended;
9. Upon Preliminary Plat submittal, the section line highway shall be constructed to City standards or the section line highway shall be vacated;
10. Upon Preliminary Plat submittal, a traffic analysis shall be submitted for review and approval. In addition, any improvements along Haines Avenue shall be shown;

Emergency Services Communication Center Recommendation:

11. Upon Preliminary Plat submittal, street names shall be submitted for review and approval;

Fire Department Recommendations:

12. Upon Preliminary Plat submittal, 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;
13. All Uniform Fire Codes shall be continually met;

Urban Planning Division Recommendations:

14. Prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations 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;
15. Prior to Final Plat approval by the City Council, the property shall be rezoned to allow the proposed residential development and the Rapid City Comprehensive Plan shall be amended accordingly;
16. Upon Preliminary Plat submittal, a phasing plan shall be submitted for review and approval;
17. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,

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18. **Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.**

GENERAL COMMENTS:

This item has been continued from the February 7, 2002 Planning Commission meeting. This Staff Report has been revised as of February 10, 2002. All revised or added text is shown in bold text. The applicant has submitted a Layout Plat to create a 389 lot residential development to be known as "Henderson Ranch". The property is currently void of any structural development. The property is located approximately 1,400 feet north of the intersection of Country Road and Haines Avenue, on the west side of Haines Avenue.

STAFF REVIEW: Staff has reviewed the Layout Plat and has identified the following considerations:

Zoning: A portion of the subject property is located within the incorporated City limits of Rapid City and is currently zoned Medium Density Residential District. The balance of the property is located in Pennington County, outside the incorporated City limits of Rapid City, and is currently zoned General Agriculture District. Upon platting, that portion of the subject property located outside the City limits must be annexed into the City pursuant to adopted City policy. Upon annexation, the property will be zoned No Use District. Prior to Final Plat approval, the property must be rezoned to allow the proposed residential development. A portion of the subject property located along Haines Avenue is identified in the 1980 Rapid City Comprehensive Plan as appropriate for residential use. The balance of the property is identified as appropriate for limited agriculture use. Prior to approval of a Final Plat, that portion of the property to be annexed must be rezoned to allow the proposed residential development and the Rapid City Comprehensive Plan must be amended accordingly.

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 several of the lots will have a length twice the distance of the width. As such, staff is recommending that a Variance to the Subdivision Regulations be obtained prior to Final Plat approval or that the plat be revised to comply with the length to width requirement.

Master Plan: The Layout Plat identifies the adjacent 280 acres located directly west of the proposed subdivision as "Future Development". The applicant has recently indicated that this area is under separate ownership from the subject property and is no longer a part of the proposed development. Prior to City Council approval, the Layout Plat must be revised eliminating the "Future Development" area from the proposed plat or a Master Plan must be submitted identifying the proposed development of the 280 acres. **On February 4, 2002, the applicant submitted a revised Master Plan eliminating the "Future Development" area from the proposed plat. Staff is recommending that upon Preliminary Plat submittal, a phasing plan be submitted for the proposed development to identify infrastructure coordination including roadway network issues.**

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Water and Sewer: The Engineering Division has indicated that the subject property is located in the North Rapid High Water Zone. Upon Preliminary Plat submittal, a Master Water Plan must be submitted for review and approval. The Master Plan must identify area(s) where pressure reducing valves and zone separation(s) are required.

The Engineering Division has also indicated that sanitary sewer service from the subject property will utilize the Mall Ridge Lift Station. Upon Preliminary Plat submittal, a Master Wastewater Plan must be submitted for review and approval. In addition, the applicant must enter into an agreement with the City to allow the Mall Ridge Lift Station to serve the proposed development prior to Final Plat approval. The Engineering Division has also indicated that modification(s) to the lift station may be necessary before the subdivision can be constructed.

Topographic Information: Topographic information was submitted on January 24, 2002, thirteen days after the submittal deadline. **As such, this item was continued to the February 21, 2002 Planning Commission meeting to allow staff sufficient time to review the information.**

The topographic information identifies that a substantial differential in terrain exists throughout a large portion of the property. The Engineering Division has indicated that, upon Preliminary Plat submittal, a drainage plan must be submitted identifying the conveyance of drainage through the property and providing on-site detention as necessary. The Layout Plat currently identifies a detention pond located along Haines Avenue. A portion of the pond is located on the adjacent property directly south of the subject property. The Engineering Division has indicated that the proposed detention pond must be located exclusively on the subject property or a drainage easement must be obtained from the adjacent property owner.

The Engineering Division has also indicated that the proposed Layout Plat does not identify a north/south collector road along the section line located in the middle of the proposed development nor a collector road extending east/west in alignment with Country Road as identified on the Major Street Plan. In addition, the Engineering Division has indicated that upon submittal of a Preliminary Plat, road construction plans along with geotechnical information must be submitted for review and approval. The applicant should be aware that variations in the road location(s) as identified on the approved Major Street Plan may require an amendment to the Major Street Plan.

Section Line: As previously indicated a north/south section line is located in the middle of the proposed development. Prior to City Council approval, the section line highway must be improved to City street standards or a Variance to the Subdivision Regulations must be obtained to waive the street improvements; or the section line highway must be vacated. The southern portion of the east half of the section line highway is located on an adjacent property under different ownership from the subject property. The Subdivision Regulations states 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". Vacating only that portion of the section line highway located on the subject property will create a half-

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street. As such, the entire section line highway must be vacated requiring that the adjacent property owner sign a vacation of section line highway document. Prior to City Council approval of the Preliminary Plat, the section line highway issue must be addressed as identified.

Staff believes the proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.