

STAFF REPORT
January 26, 2006

No. 05PL249 - Layout Plat

ITEM 14

GENERAL INFORMATION:

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| PETITIONER | Sperlich Consulting, Inc. for Signature Development |
| REQUEST | No. 05PL249 - Layout Plat |
| EXISTING LEGAL DESCRIPTION | The unplatted portion of the E1/2 NW1/4 SE1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Lots 1 - 16 of Block 1, and Lots 1 - 4 of Block 2, the Villagio at Golden Eagle, formerly the unplatted portion of the E1/2 NW1/4 SE1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 12.13 acres |
| LOCATION | Adjacent to the east and west sides of Golden Eagle Drive north of Catron Boulevard |
| EXISTING ZONING | General Agriculture District |
| SURROUNDING ZONING | |
| North: | General Agriculture District |
| South: | Public District |
| East: | General Agriculture District |
| West: | General Agriculture District |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 12/30/2005 |
| REVIEWED BY | Vicki L. Fisher / Bob Dominicak |

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 shall be submitted for review and approval. In addition, the geotechnical report shall include soils resistivity test results. If the results indicate severe potential towards corrosion of buried metal, then information shall be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections shall be provided as needed for buried water system metal fixtures
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;

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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 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;
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. If individual on-site wastewater systems are proposed on an interim basis, then an on-site wastewater plan prepared by a Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems shall be submitted for review and approval. In addition, the on-site wastewater systems shall be designed to allow the connection to a central sewer system when it becomes available. 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 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, road construction plans for Golden Eagle Drive shall 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, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. In addition, if the applicant proposes to relocate the northern portion of Golden Eagle Drive as shown on the Layout Plat, then a Comprehensive Plan Amendment to the Major Street Plan to relocate the collector street shall be obtained. If the Comprehensive Plan Amendment to the Major Street Plan is obtained, then that portion of the existing 60 foot wide private drive previously dedicated for Golden Eagle Drive extending through proposed Lot 3 shall be vacated or improved to City Street Design Standards with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations shall be obtained. If this portion of Golden Eagle Drive is vacated, then an alternate street connection shall be provided to the properties located west of the subject property;
8. Upon submittal of a Preliminary Plat application, road construction plans for that portion of Golden Eagle Drive extending south of the subject property to Catron Boulevard shall 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, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
9. Prior to Preliminary Plat approval by the City Council, an Exception shall be obtained to allow a private drive to serve more than four lots as per the Street Design Criteria Manual or Golden Eagle Drive shall be dedicated as right-of-way. If the Exception is granted, the

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- applicant shall obtain written approval to use and improve the private drive located on the adjacent property;
10. Upon submittal of a Preliminary Plat application, road construction plans for the cul-de-sac streets shall be submitted for review and approval. In particular, the cul-de-sac 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-sacs 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;
 11. Prior to Preliminary Plat approval by the City Council, an Exception shall be obtained to allow a 560 foot long cul-de-sac in lieu of a maximum 500 foot long cul-de-sac as per the Street Design Criteria Manual or the plat document shall be revised accordingly;
 12. Upon submittal of a Preliminary Plat application, road construction plans for the access road shown across proposed Lot 4 to the residence located on the unplatted parcel directly west of the subject property shall be submitted for review and approval. In particular, the street 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;
 13. 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 waiving the requirement to provide a central water system shall be obtained. In addition, the International Fire Code shall be continually met;
 14. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 15. Prior to Preliminary Plat approval by the City Council, a Comprehensive Plan Amendment to the U.S. Highway 16 Neighborhood Area Future Land Use Plan to change the designation of the subject property from a Planned Residential Development with a maximum density of 1 dwelling unit per acre to a Planned Residential Development with a maximum density of 2.5 dwelling units per acre shall be obtained or the Preliminary Plat shall be adjusted accordingly;
 16. Prior to submittal of a Final Plat application, the plat document shall be revised to provide non-access easements in compliance with the Street Design Criteria Manual;
 17. Prior to submittal of a Final 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;
 18. Prior to submittal of a Final Plat application, a Wild Fire Mitigation Plan shall be submitted for review and approval and the plan shall be implemented;
 19. Prior to submittal of a Final Plat application, the applicant shall enter into an agreement to abandon the on-site wastewater systems in compliance with the South Dakota Department of Environment and Natural Resources requirements and to connect to the City sewer system when it becomes available within 500 feet of the property; and,
 20. 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.

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GENERAL COMMENTS:

The applicant has submitted a Layout Plat to create 20 residential lots to be known as the Villaggio at Golden Eagle. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install sewer. The applicant has also submitted a Comprehensive Plan Amendment to the Major Street Plan to relocate a portion of Golden Eagle Drive, a collector street, approximately 200 feet east of its current location. In addition, the applicant has submitted a Comprehensive Plan Amendment to the U.S. Highway 16 Neighborhood Area Future Land Use Plan to change the designation of the subject property from a Planned Residential Development with a maximum density of 1 dwelling unit per acre to a Planned Residential Development with a maximum density of 2.5 dwelling units per acre. (See companion items #05SV089, 05CA052 and 05CA053.)

The property is located approximately 500 feet north of Catron Boulevard along Golden Eagle Drive. 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: Currently, the property is zoned General Agriculture District. The U.S. Highway 16 Neighborhood Area Future Land Use Plan identifies the appropriate use of the property as a Planned Residential Development with a maximum density of one dwelling unit per acre. However, the Layout Plat identifies the subdivision of 12.13 acres into 24 lots or 1.978 dwelling units per acre. As noted above, the applicant has submitted a Comprehensive Plan Amendment to the U.S. Highway 16 Neighborhood Area Future Land Use Plan to change the designation from a Planned Residential Development with a maximum density of 1 dwelling unit per acre to a Planned Residential Development with a maximum density of 2.5 dwelling units per acre. Staff is recommending that the Comprehensive Plan Amendment be reviewed and approved as identified prior to Preliminary Plat approval by the City Council. In addition, the property must be rezoned to Low Density Residential District with an Initial and Final Planned Commercial Development prior to the issuance of a building permit.

Geotechnical Report: A geotechnical report including pavement design must be submitted for review and approval. In addition, the geotechnical report must include soils resistivity test results. If the results indicate severe potential towards corrosion of buried metal, then information must be provided identifying that corrosion protection per Rapid City Standard

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Specifications is adequate protection or additional corrosion protections must be provided as needed for buried water system metal fixtures. Staff is recommending that a geotechnical report be submitted for review and approval upon submittal of a Preliminary Plat.

Drainage: As part of the Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. In addition, a drainage plan must be submitted for review and approval. In particular, the drainage plan must be designed in compliance with the Drainage Criteria Manual. The drainage plan must also demonstrate that the design flows do not exceed pre-developed flows or on-site detention must be provided. If on-site detention is required, then design calculations and details for the detention must be submitted for review and approval. Staff is recommending that upon submittal of a Preliminary Plat application, a drainage and grading plan, as well as an erosion and sediment control plan, must be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as necessary.

Sewer: Currently, City Sewer is located approximately 3,000 feet west of the subject property in the Catron Boulevard right-of-way. The applicant has indicated that individual on-site wastewater systems will be proposed for each lot. Staff is recommending that upon submittal of a Preliminary Plat, 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. If individual on-site wastewater systems are allowed on an interim basis, then an on-site wastewater plan prepared by a Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems must be submitted for review and approval. In addition, the on-site wastewater systems must be designed to allow the connection to a central sewer system when it becomes available. Subsequently, staff is recommending that prior to submittal of a Final Plat application, the applicant enter into an agreement to abandon the on-site wastewater systems in compliance with the South Dakota Department of Environment and Natural Resources requirements and to connect to the City sewer system when it becomes available within 500 feet of the property.

Water: Currently, City water is located in Golden Eagle Drive as it abuts the south lot line of the subject property. Staff is recommending that upon submittal of a Preliminary Plat, 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 provide calculations demonstrating that required domestic and fire flows are being provided. In addition, the plat document must also be revised to provide utility easements as needed.

Golden Eagle Drive: The Layout Plat identifies the relocation of Golden Eagle Drive approximately 200 feet east of its current location. Golden Eagle Drive is classified as a collector street on the City's Major Street Plan requiring that the street be located in a minimum 68 foot wide right-of-way and constructed with a minimum 32 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. As such, staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for Golden Eagle Drive be submitted for review and approval as identified. In addition, a Comprehensive Plan Amendment to the Major Street Plan to relocate the collector street as

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proposed must be submitted for review and approval. If the Comprehensive Plan Amendment to the Major Street Plan is obtained, then that portion of the existing 66 foot wide private drive previously dedicated for Golden Eagle Drive extending through proposed Lot 3 must be vacated or improved to City Street Design Standards with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations must be obtained. In addition, if this portion of Golden Eagle Drive is vacated, then an alternate street connection must be provided to the properties located west of the subject property.

Staff has also noted that the proposed development will generate an additional 264 average daily trips along Golden Eagle Drive. The additional traffic warrants the off-site improvements of Golden Eagle Drive extending south to Catron Boulevard. As such, staff is recommending that upon submittal of a Preliminary Plat application, road construction plans showing the street located street in a minimum 68 foot wide right-of-way and constructed with a minimum 32 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

In addition, staff has noted that Golden Eagle Drive is currently located in a 66 foot wide private drive. The Street Design Criteria Manual states that a private drive may not serve more than four properties. The Layout Plat identifies the dedication of that portion of Golden Eagle Drive located on the subject property as a 68 foot wide right-of-way. Staff is recommending that the balance of Golden Eagle Drive as it extends south of the subject property to Catron Boulevard also be dedicated as a 68 foot wide right-of-way or an Exception to the Street Design Criteria Manual must be obtained to allow the private drive to serve more than four lots. If the Exception is granted, the applicant must obtain written approval to use and improve the private drive located on the adjacent property.

Cul-de-sac Streets: The Layout Plat identifies two cul-de-sac streets extending east off Golden Eagle Drive. The streets are classified as a lane place streets requiring that they 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-sacs 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, road construction plans for the cul-de-sac street must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

The Fire Department staff has indicated that the property is located in a moderate to high wildfire hazard area. The Street Design Criteria Manual states that a cul-de-sac shall not exceed 500 feet in a moderate to high wildfire hazard area. The length of the southern cul-de-sac street is 560 feet. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, an Exception be obtained to allow a 560 foot long cul-de-sac in lieu of a maximum 500 foot long cul-de-sac as per the Street Design Criteria Manual or the plat document must be revised accordingly. Staff is also recommending that prior to submittal of a Final Plat application, a Wild Fire Mitigation Plan be submitted for review and approval and implemented.

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Access Street: The Layout Plat identifies an access road across the northern portion of proposed Lot 4 to a residence located on an unplatted parcel directly west of the subject property. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for the access road be submitted for review and approval. In particular, the street 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.

Fire Department: The Fire Department staff 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 staff 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.

Emergency Services Communication Center: The Emergency Services Communication Center has indicated that street names for the two proposed cul-de-sac streets must be submitted for review and approval. In addition, the plat document must be revised to show the approved street names.

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