

STAFF REPORT

July 24, 2003

No. 03PL026 - Layout Plat

ITEM 22

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 03PL026 - Layout Plat
EXISTING LEGAL DESCRIPTION	The unplatted balance of the NW1/4 of Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2 of Block 12; Lots 1 thru 4 of Block 15; Lots 1 thru 10 of Block 17; and, Lots 1 thru 17 of Block 18, Red Rock Estates Phase-IV, NW1/4 of Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 33.92 acres
LOCATION	Along the extension of Prestwick Road and Pro Street
EXISTING ZONING	Low Density Residential District/General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District/General Agriculture District
East:	Low Density Residential District/General Agriculture District
West:	Suburban Residential District (County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/14/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. **Upon submittal of a Preliminary Plat, a topographic information shall be submitted for review and approval;**
2. **Prior to Layout Plat approval by the City Council, a drainage plan shall be submitted for review and approval. In addition, the plat shall be revised to show drainage easements as needed;**

STAFF REPORT

July 24, 2003

No. 03PL026 - Layout Plat

ITEM 22

3. Upon submittal of a Preliminary Plat, 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;
4. Upon submittal of the Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval;
5. Upon submittal of the Preliminary Plat, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. In particular, complete street design plans shall be submitted showing the location of utilities, storm drainage, curb and gutter and sidewalk improvements for all adjacent and interior roadways. In addition, the construction plans shall show a permanent turnaround at the northern terminus of Prestwick Road or the Master Plan shall be amended to show the extension of Prestwick Road;
6. Upon submittal of the Preliminary Plat, road construction plans for Pro Street shall be submitted for review and approval. In particular, Pro Street shall be constructed with a minimum 52 foot wide right-of-way and a 27 foot wide paved surface with curb, gutter sidewalk, street light conduit, water and sewer. In addition, the construction plans shall be revised to show the extension of Pro Street to the north lot line with a temporary turnaround at the northern most terminus or a Variance to the Subdivision Regulations shall be obtained;
7. Upon submittal of the Preliminary Plat, road construction plans for Pro Court #2 shall be submitted for review and approval. In particular, Pro Court #2 shall be constructed with a minimum 49 foot wide right-of-way and a 24 foot wide paved surface with curb, gutter, sidewalk, street light conduit, water and sewer. In addition, the cul-de-sac shall be constructed with a minimum 110 wide diameter right-of-way and a 92 foot wide diameter paved surface;
8. Upon submittal of the Preliminary Plat, the plat document shall be revised to show a 40 foot X 40 foot shared approach to Lots 4 and 5 of Block 18;
9. Prior to Preliminary Plat approval by the City Council, the section line highway located along the west lot line shall be improved to City Street Design standards or a Variance to the Subdivision Regulations shall be obtained to waive the street improvements or the section line highway shall be vacated;
10. Prior to Preliminary Plat approval by the City Council, a Special Exception shall be obtained to allow Prestwick Road to be constructed as an 1,800 foot long cul-de-sac without intermediate turnarounds at 600 foot intervals or the plat document shall be revised to comply with the cul-de-sac requirements;
11. Prior to Preliminary Plat approval by the City Council, a Special Exception shall be obtained to allow Pro Court to be constructed as a 2,300 foot long cul-de-sac without intermediate turnarounds at 600 foot intervals or the plat document shall be revised to comply with the cul-de-sac requirements;
12. Prior to Preliminary Plat approval by the City Council, a Special Exception shall be obtained to allow 46 dwelling units in lieu of 40 dwelling units with one point of access or the plat document shall be revised to comply accordingly;
13. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;

STAFF REPORT

July 24, 2003

No. 03PL026 - Layout Plat

ITEM 22

Fire Department Recommendations:

14. Upon submittal of the Preliminary Plat, 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;
15. The Uniform Fire Codes shall be continually met;

Emergency Services Communication Center Recommendation:

16. Prior to Final Plat approval, alternate road names for Pro Street and Pro Court #2 shall be submitted for review and approval. In addition, the plat document shall be revised to show the revised road names.

Register of Deed's Office Recommendation:

17. Prior to Final Plat approval by the City Council, the plat document shall be revised to eliminate "Phase IV" from the title. In addition, Lots 1 and 2 of Block 12 shall be re-labeled;

Urban Planning Division Recommendations:

18. Prior to Final 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;
19. 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 several times since the April 10, 2003 Planning Commission meeting to allow the applicant to submit topographic information, a conceptual drainage plan and to address issues relative to constructing Prestwick Road within a section line highway. On June 19, 2003, the applicant met with staff and proposed an alternate location for Prestwick Road as well as a redesign of Pro Court #1. This Staff Report has been revised as of July 14, 2003. All revised and/or added text is shown in bold print. The applicant has submitted a Layout Plat to subdivide approximately 33.92 acres into 36 residential lots. The applicant has indicated that the plat is being proposed as Phase IV of the Red Rock Estates Subdivision. The applicant has also submitted a SDCL 11-6-19 Review to allow for the construction of a street within section line highway located directly west of the subject property. (See companion item #03SR025.)

The subject property is located at the northern terminus of Prestwick Road and is currently void of any structural development.

STAFF REVIEW:

During the review of the Layout Plat, staff identified the following considerations:

Topographic Information: Topographic Information for the Red Rock Estates Subdivision was submitted in conjunction with a Master Plan for the proposed development. The

STAFF REPORT

July 24, 2003

No. 03PL026 - Layout Plat

ITEM 22

Engineering Division has noted that the Layout Plat is slightly different from the previously submitted Master Plan requiring that topographic information specific to this Layout Plat be submitted for review and approval. In particular, the topographic information must demonstrate the lot configurations and road locations as shown on the plat document. The Subdivision Regulations require that topographic information specific to the site be submitted with the Layout Plat application. As such, staff is recommending that revised topographic information be submitted for review and approval upon submittal of the Preliminary Plat.

Drainage Plan: The Engineering Division has indicated that upon submittal of a Preliminary Plat, a complete drainage plan must be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as necessary. The Engineering Division has also indicated that conceptual drainage information must be submitted for review and approval prior to Layout Plat approval in order to avoid any costly revisions to construction plans that are submitted as a part of the Preliminary Plat application. As such, staff is recommending that **prior to Layout Plat approval by the City Council, conceptual drainage information be submitted for review and approval.**

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 plat identifies that nine of the lots have a length twice the distance of the width. As previously indicated, the applicant has submitted a Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide. Prior to Final Plat approval, the Variance to the Subdivision Regulations must be obtained or the plat must be revised to comply with the length to width requirement.

Prestwick Road: The Layout Plat identifies the extension of Prestwick Road to serve as exclusive access to the subject property. The proposed Layout Plat identifies that Prestwick Road will serve as exclusive access to 41 dwelling units. On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". As such, a Special Exception must be obtained to allow Prestwick Road to serve 41 dwelling units or a second access road must be provided.

The plat document identifies that the northern 700 feet of Prestwick Road is located within a section line highway located along the west lot line of the subject property. Prior to City Council approval, Prestwick Road must be constructed to local street standards with a minimum 52 foot wide right-of-way and a 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations must be obtained to waive the street improvements. The west 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". As such, the adjacent property owner must participate in the platting of the west half of the section line right-of-way or a Variance to the Subdivision Regulations

STAFF REPORT

July 24, 2003

No. 03PL026 - Layout Plat

ITEM 22

must be obtained to allow platting half a right-of-way. If the adjacent property owner dedicates the right-of-way as a part of this plat action, then the dedicated right-of-way must be annexed into the City limits of Rapid City since the property currently abuts the existing City limit boundary. As previously indicated, the applicant has submitted a SDCL 11-6-19 Review to allow constructing Prestwick Road in the west half of the right-of-way suggesting that it is not the intent of the developer to include the dedication of the right-of-way as a part of this plat action. The Pennington County Highway Department has indicated that the Pennington County Board of Commissioners must review and approve a request to open that portion of the section line highway located outside of the City limits prior to Preliminary Plat approval or prior to approval of the associated SDCL 11-6-19 Review. In addition, the Pennington County Planning Department has indicated that a construction permit must be obtained from the County prior to the start of any construction of that portion of the road located outside of the City limits.

The Layout Plat identifies that a temporary turnaround will be constructed at the northern terminus of Prestwick Road. The Engineering Division has indicated that the Master Plan does not show the extension of Prestwick Road beyond this point and recommends that the design of the road be as a permanent turnaround or a revised Master Plan shall be submitted for review and approval.

Pro Street: Pro Street is a local road requiring that it be constructed with a minimum 52 foot wide right-of-way and a 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations must be obtained to waive the street improvements. The Layout Plat identifies that Pro Street will terminate approximately 200 feet south of the north lot line. The Master Plan identifies that Pro Street will eventually be extended through the Red Rock Estates golf course to the north lot line. Since no additional lots are proposed to be platted along this section of Pro Street triggering the requirement to dedicate the right-of-way and build the road, staff is recommending that the road be extended as a part of this platting procedure. Upon Preliminary Plat submittal, road construction plans for Pro Street must be submitted for review and approval as identified.

Pro Court #1: Pro Court #1 is a cul-de-sac bulb serving as access to four lots. The bulb must be constructed with a minimum 110 foot wide diameter right-of-way and 92 foot wide diameter paved surface. The Engineering Division has indicated that the throat of the bulb as it extends south from Pro Street must be narrowed as per the Street Design Criteria Manual. The applicant also has the option of providing a hammerhead turnaround in lieu of the cul-de-sac bulb. Upon Preliminary Plat submittal, road construction plans for Pro Court #1 must be submitted for review and approval as identified. **On July 8, 2003, the applicant submitted a revised plat eliminating Pro Court #1. In lieu of the cul-de-sac, the plat document identifies two flagpole lots serving as access to Lots 4 and 5 of Block 18. Staff is recommending that the plat document be revised to show a 40 foot X 40 foot shared approach to the two lots. The shared approach will also function as a hammerhead turnaround for fire department apparatus. Staff is recommending that the plat document be revised as identified upon submittal of the Preliminary Plat.**

STAFF REPORT

July 24, 2003

No. 03PL026 - Layout Plat

ITEM 22

Pro Court #2: Pro Court #2 is a 250 foot long cul-de-sac and serves as access to six lots. The bulb of the cul-de-sac must be constructed with a minimum 110 wide foot diameter right-of-way and 92 foot wide diameter paved surface. Upon Preliminary Plat submittal, road construction plans for Pro Court #1 must be submitted for review and approval as identified.

Cul-de-sac Length: The Street Design Criteria Manual states that in moderate to high fire hazard areas, cul-de-sacs shall not exceed 500 feet in length. In addition, an intermediate turnaround must be provided along a cul-de-sac at intervals not exceeding 600 feet. The Fire Department has indicated that the subject property is located in a moderate to high fire hazard area. The proposed plat identifies Prestwick Road as an approximate 1,800 foot long cul-de-sac. Prior to Preliminary Plat approval, a special exception must be obtained to allow a 1,800 foot long cul-de-sac without intermediate turnarounds at 600 foot intervals or the plat document must be revised to comply with the cul-de-sac requirements.

As previously indicated, the Master Plan identifies that Pro Street will be extended to the north lot line. Staff is recommending that the applicant demonstrate that the topography of the adjacent property(s) allow for the eventual extension and/or connection of Pro Street to other roadways. If a physical connection cannot be made, then Pro Street will ultimately terminate as a cul-de-sac north of the subject property. As such, the road construction standards for that portion of Pro Street located on the subject property must meet the design criteria for a cul-de-sac. Upon Preliminary Plat submittal, the applicant must identify if Pro Street will terminate as a cul-de-sac road and adjust the plat document to comply with the cul-de-sac requirements or a Special Exception to allow a 2,300 foot long cul-de-sac without intermediate turnarounds at 600 foot intervals must be obtained. **The Fire Department has indicated that support of the Special Exceptions to allow cul-de-sacs in excess of 600 feet will depend upon the domestic and fire flows being provided upon the subsequent extension of water into this phase of the development.**

Water and Sewer Plans: Upon submittal of a Preliminary Plat, water and sewer plans must be submitted for review and approval. In particular, the water plans must evaluate fire flows for Phase IV. In addition, the applicant must identify current water flows to the site and what flows will be available when the Red Rock Reservoir is constructed. The applicant must also demonstrate how the booster station will perform under fire situations. In particular, the applicant must demonstrate whether the City will have a suction side low pressure failure if the Fire Department drops discharge pressure to 40 psi below what the booster station is set. In addition, the applicant must provide operating guidelines for the Fire Department demonstrating how to operate the fire supply on the discharge side of the booster station. The Engineering Division has indicated that the applicant must also provide water flow information for both existing conditions and conditions resulting from the construction of the Red Rock Reservoir. In addition, the Engineering Division has indicated that the applicant must demonstrate fire flow availability for long term build-out when the Salvador Ranch Reservoir is constructed to replace the existing constant pressure booster.

The Engineering Division has also indicated that the utility Master Plan for Red Rock Estates identifies that a water main will be extended south from proposed Lot 13 to Muirfield Drive located in Phase III of the development. In addition, a 12 inch water main will be

STAFF REPORT

July 24, 2003

No. 03PL026 - Layout Plat

ITEM 22

constructed across Prestwick Road in lieu of the proposed eight inch water main. Staff is recommending that upon Preliminary Plat submittal, the water plan be revised as shown on the previously reviewed and approved utility Master Plan.

Fire Department: The Fire Department has indicated that fire hydrants with a minimum 1,000 gallons per minute at 20 psi fire flow must be installed and operational prior to issuance of a building permit and/or any construction on the site using combustible material(s). In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with building construction. In addition, the Fire Department has indicated that residential structure must be sprinklered if one street is allowed to serve as exclusive access to more than 40 units.

Emergency Services Communication Center: The Emergency Services Communication Center has indicated that alternate road names for Pro Street, Pro Court #1 and Pro Court #2 must be submitted for review and approval. In addition, the plat document must be revised to show the revised road names. Staff is recommending that alternate road names be submitted for review and approval and the plat document be revised accordingly prior to Final Plat approval by the City Council.

Register of Deed's Office: The Register of Deed's Office has indicated that the plat document must be revised to eliminate "Phase IV" from the title. In addition, Lots 1-13 of Block 12 have already been platted as a part of a previous phase of the Red Rock Estates Subdivision. As such, the plat document must be revised re-labeling Lots 1 and 2 of Block 12. Staff is recommending that the plat document be revised accordingly prior to Final Plat approval by the City Council.

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