

STAFF REPORT
March 6, 2008

No. 07PL180 - Layout Plat

ITEM 10

GENERAL INFORMATION:

APPLICANT	Signature Homes, LLC
AGENT	Dream Design International, Inc.
REQUEST	No. 07PL180 - Layout Plat
EXISTING LEGAL DESCRIPTION	Government Lot 4 less Right-of-way, the unplatted balance of the SE1/4 SW1/4, and the unplatted balance of the S1/2 SE1/4, Section 18, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 263 and Tracts A, B, D, E, F, G, H, I, J and K of Prairie Meadows Subdivision, located in Section 18, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 146.82 acres
LOCATION	North of Country Road, east of Cobalt Avenue and west of 143rd Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District - General Agriculture District (Pennington County)
South:	Suburban Residential District - Limited Agriculture District - General Agriculture District (Pennington County)
East:	Limited Agriculture District - General Agriculture District (Pennington County)
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/28/2007
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

Staff recommends that the Layout Plat be continued to the **March 27, 2008 Planning Commission meeting.**

GENERAL COMMENTS:

(Update, February 25, 2008. All revised and/or added text is shown in bold print.)

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This item was continued at the February 21, 2008 Planning Commission meeting to allow the applicant to submit additional information and to allow staff to review recently submitted information. In particular, the applicant submitted a revised Layout Plat, an Exception request to allow 80 dwelling units with one point of access on a cul-de-sac street in lieu of 20 dwelling units and an Exception request to allow the property to be served from the high pressure water service system in lieu of the low pressure water service system. In addition, a water system analysis was submitted to be reviewed in conjunction with the Exception to the water service system.

On February 15, 2008, the City approved the Exception request to allow the property to be served from the high pressure water service system in lieu of the low pressure water service system. In addition, on February 15, 2008, the City denied the Exception request to allow 80 dwelling units with one point of access on a cul-de-sac street in lieu of 20 dwelling units. To date, the applicant has not appealed the decision nor has the plat document been revised to comply with the requirement. In addition, an Exception request to allow 80 dwelling units with one point of access in lieu of 40 dwelling units has not been submitted for review and approval.

The revised plat document shows a separation of approximately 100 feet between W. Nike Road and Elise Avenue as they intersect with LaCrosse Street. It does not appear that the distance between intersections will allow for turning movements and stacking between the two streets without creating congestion and unsafe conditions along LaCrosse Street. As such, staff is recommending that the plat document be revised to provide a minimum separation of 125 feet between the intersections as per the Street Design Criteria Manual or an Exception must be obtained to reduce the separation distance.

Staff is recommending that the Layout Plat be continued to the March 27, 2008 Planning Commission meeting to allow the applicant to obtain the Exception requests as identified since the plat document may significantly change if the Exceptions are not granted. In addition, staff is recommending that the Layout Plat be continued to allow this item to be heard in conjunction with the Comprehensive Plan Amendment to the Major Street Plan since the plat document may also significantly change if the Amendment is not approved.

(Update, February 11, 2008. All revised and/or added text is shown in bold print.) This item was continued at the February 7, 2008 Planning Commission meeting to allow the applicant to address the water service issue, to submit additional sanitary sewer information and to revise the plat document to provide a street connection to the north lot line. On February 7, 2008, the applicant submitted a revised Layout Plat, an Exception request to allow 80 dwelling units with one point of access on a cul-de-sac street in lieu of 20 dwelling units and an Exception request to allow the property to be served from the high pressure water service system in lieu of the low pressure water service system. In addition, a water analysis was submitted to be reviewed in conjunction with the Exception to the water service system. However, the Exception requests have not been signed by the property owner(s) as required. Staff has notified the applicant that the Exceptions can not be acted on until the application forms have been signed by the property owner(s). Staff has also routed and is

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currently reviewing the balance of the recently submitted information.

Staff is recommending that the Layout Plat be continued to the March 6, 2008 Planning Commission meeting to allow staff to review the recently submitted information and to allow the applicant to submit signed Exception request applications. In addition, the Layout Plat is being continued to allow staff and/or the City Council to act on the Exception requests as the plat document may significantly change if the Exceptions are not granted.

(Update, February 11, 2008. All revised and/or added text is shown in bold print.) This item was continued at the February 7, 2008 Planning Commission meeting to allow the applicant to address the water service issue, to submit additional sanitary sewer information and to revise the plat document to provide a street connection to the north lot line. As of this writing, the information has not been submitted for review and approval. As such, staff is recommending the Layout Plat be continued to the February 21, 2008 Planning Commission meeting.

(Update, January 25, 2008. All revised and/or added text is shown in bold print.) This item was continued at the January 24, 2008 Planning Commission meeting to allow the applicant to address the water service issue, to submit additional sanitary sewer information and to revise the plat document to provide a street connection to the north lot line. As of this writing, the information has not been submitted for review and approval. As such, staff is recommending the Layout Plat be continued to the February 21, 2008 Planning Commission meeting.

The applicant has submitted a Layout Plat to subdivide the property, a 146.8 acre parcel, into 273 lots. In addition, the applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan (#07CA062) to relocate LaCrosse Street as it extends through the area.

On June 6, 2005, the City Council approved a Layout Plat (#05PL022) to subdivide the property into 425 residential lots, to be known as "Freeland Meadows Subdivision". In addition, the City Council approved an Annexation request (#05AN001) to annex the property. On July 5, 2005, the City Council approved a Variance to the Subdivision Regulations (#05SV012) to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along Country Road and W. Nike Road with the stipulation that the applicant sign a waiver of right to protest any future assessment for the improvements. (The waiver of right to protest document has been signed and recorded at the Register of Deed's Office.)

In 2005, the City Council approved Rezoning requests to rezone the eastern 6.7 acres of the property from No Use District to Medium Density Residential District and the balance of the property from No Use District to Low Density Residential District. In addition, a Planned Development Designation has been approved for the entire property.

The property is located north of Country Road, east of Cobalt Avenue and west of 143rd Street. Currently, the property is void of any structural development.

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STAFF REVIEW:

Staff has reviewed the Layout Plat and has noted the following considerations:

Water: A majority of the property, or that portion located below 3,300 feet, is located within the low level pressure water service area. Currently, the low level pressure water system has not been extended into this area. The high level pressure water system is located west of the property. However, due to the elevation of this property, pressure reducing valves must be utilized in order to serve the property from the high pressure water service system. In addition, an Exception must be obtained to allow the property to be served from the high pressure water service system in lieu of the low pressure water service system. Until an Exception is granted and the applicant demonstrates that there is capacity within the proposed water distribution system, it is unclear how water service will be provided to the development. As such, staff is recommending that the Layout Plat be continued to allow the applicant to address the water service issue.

Sewer: Due to the elevation of the eastern portion of the property, it is unclear how this area of the property will obtain sanitary sewer service. As such, initial information must be submitted for review and approval documenting that sanitary sewer can be provided to the eastern portion of the property or the Layout Plat must be revised to remove this area from the plat document. Staff is recommending that the Layout Plat be continued to allow the applicant to address the sanitary sewer service issue.

Road Networking: The Layout Plat identifies the extension of streets through the development, as well as to the adjacent properties, with the exception of a street connection to the north lot line within the middle of the development. The street connection is needed in order to provide sufficient road networking between the properties as the adjacent parcels develop. As such, staff is recommending that the Layout Plat be continued to allow the applicant to revise the plat document to provide a street connection to the north lot line as identified.

(Update February 25, 2008) The revised plat document shows a street connection to the north lot line as requested.

Drainage: As part of the Preliminary Plat application, a drainage plan must be submitted for review and approval. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. The plat document must be revised to provide drainage easements as needed. It appears that on-site detention will be needed. 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, be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as identified.

Floodplain and Wetland Areas: A portion of the property is located within the 100 year federally designated floodplain area. The applicant has indicated that a Conditional Letter of Map Revision has been obtained from the Federal Emergency Communication Agency and that a 404 Wetland Permit has been obtained from the Corp of Engineers. As of this writing, a copy of the data has not been submitted to the Growth Management Department for review and approval. Staff is recommending that upon submittal of a Preliminary Plat application, a copy of the Conditional Letter of Map Revision and the 404 Wetland Permit be submitted for

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review and approval.

Traffic Study: As previously indicated, the Layout Plat creates 273 residential lots resulting in a traffic count of 2,730 average daily trips. The applicant has also indicated that multi-family use(s) will be placed on 11 of the proposed parcels resulting in additional traffic. Staff is recommending that upon submittal of a Preliminary Plat, a traffic study be submitted for review and approval to determine the impact the development will have on streets adjacent to the development, as well as any required street improvements.

LaCrosse Street: The Layout Plat identifies LaCrosse Street extending through the western portion of the property. LaCrosse Street is identified 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 40 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Staff is recommending that upon submittal of a Preliminary Plat, construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

LaCrosse Street is located approximately 1,350 feet west of the location shown on the City's adopted Major Street Plan. As such, staff is recommending that prior to submittal of a Preliminary Plat application, a Comprehensive Plan Amendment to the Major Street Plan be obtained to relocate the street as proposed or the plat document must be revised to show the street in the approved location.

Country Road: Country Road is located along the south 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 40 foot wide paved surface, curb, gutter, 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, staff is recommending that upon submittal of a Preliminary Plat, 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.

W. Nike Road and 143rd Avenue: The Layout Plat identifies W. Nike Road along the west lot line of the property and 143rd Avenue located along the east lot line of the property. Both streets are identified on the City's Major Street Plan as collector streets requiring that they be located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Currently, W. Nike Street is located in a 66 foot wide right-of-way and constructed with a 20 foot wide paved surface. In addition, 143rd Avenue is located in a 66 foot wide right-of-way and constructed with a 24 foot wide paved surface. As such, staff is recommending that upon submittal of a Preliminary Plat, 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 five feet of right-of-way for each street.

Sub-collector Streets: The Layout Plat identifies Bengal Drive, Prairie Sage Street, Blazing Star Street, Owen Way, Indian Grass Drive, Elise Avenue, Lydia Street, Lady Beetle Avenue and that portion of Ross Allen Drive located west of LaCrosse Street as sub-collector streets.

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Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the sub-collector streets be submitted for review and approval. In particular, the road construction plans must show the streets located in a minimum 52 foot wide 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 street, Indian Grass Drive, 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.

The Layout Plat identifies Indian Grass Drive with an approximate length of 1,200 feet. The Street Design Criteria Manual requires an intermediate turnaround along a cul-de-sac street every 600 feet. As such, prior to submittal of a Preliminary Plat application, an Exception must be obtained to waive the requirement to provide an intermediate turnaround or the plat document must be revised accordingly.

The Street Design Criteria Manual also states that a cul-de-sac street can not serve more than 20 dwelling units. If the applicant proposes to construct multi-family uses along Indian Grass Drive that results in more than 20 dwelling units, an Exception must be obtained. Staff is recommending that prior to submittal of a Preliminary Plat application, an Exception be obtained to allow more than 20 dwelling units along a cul-de-sac street or the plat document must be revised accordingly if needed.

Lane-Place Streets: The Layout Plat identifies Gray Wolff Drive, Badger Court, Gopher Court, Dragonfly Drive, Golden Owl Drive and that portion of Ross Allen Drive located east of LaCrosse Street as Lane Place Streets. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the Lane-Place Streets be submitted for review and approval. In particular, the road construction plans must show the streets 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 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, Badger Court and Gopher Court, 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.

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 11 of the lots have a length twice the distance of the width. Staff is recommending that prior to submittal of a Preliminary Plat application, an Exception be obtained or the plat must be revised to comply with the length to width requirement.

Greenway/Detention Area: The Layout Plat identifies an area within the northeast portion of the property as a greenway/detention area. Upon submittal of a Preliminary Plat, the applicant must identify the proposed ownership and documentation of responsibility for maintenance of this area. If the applicant intends for the lot to be owned and maintained by the City, then the applicant must obtain City Council approval prior to Preliminary Plat approval by the City Council.

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Zoning: The eastern 6.7 acres of the property is currently zoned Medium Density Residential District with a Planned Development Designation. The balance of the property is zoned Low Density Residential District with a Planned Development Designation. The Layout Plat identifies areas of proposed Medium Density Residential uses in the southwestern corner of the property and in the eastern one-third of the property, extending outside of the area currently zoned Medium Density Residential District. Prior to issuance of a building permit, these areas of the property must be rezoned for the proposed Medium Density Residential use(s) or the use(s) must comply with the Low Density Residential District. In addition, an Initial and Final Planned Residential Development must be submitted, reviewed and approved prior to issuance of a building permit for any portion of the property.

Street Names: The Emergency Services Communication Center has indicated that several of the proposed street names must be changed. The applicant is currently working with the Emergency Services Communication Center to obtain approval of alternate street names. Staff is recommending that upon submittal of a Preliminary Plat, the plat document be revised to show the approved street names. In addition, the plat document must be revised to show Cobalt Avenue located along the west lot line as W. Nike Road.

Fire Department: The Fire Department 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 will be required as per City and Uniform Fire Code or a Variance to the Subdivision Regulations must be obtained. The fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the Uniform Fire Code be continually met.

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.

Staff is recommending that the Layout Plat be continued to allow the applicant to submit the additional information as identified above.