

STAFF REPORT

June 29, 2000

PLAT #00PL051 - Layout Plat

ITEM 12

GENERAL INFORMATION:

PETITIONER	Canyon Development
REQUEST	PLAT #00PL051 - Layout Plat
LEGAL DESCRIPTION	Lots 5R and 6 of the NE1/4 of NE1/4 of Section 31, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.02 Acres
LOCATION	At the intersection of Sheridan Lake Road and Spring Canyon Trail
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	None
REPORT BY	Blaise Emerson

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the Planning Commission, complete engineering plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide detailed information on the proposed water system;
3. Prior to Preliminary Plat approval by the Planning Commission, a minimum of 52 feet of right-of-way shall be provided for the extension of Spring Canyon Trail. The location of the extension of Spring Canyon Trail shall be designed to eliminate an off set intersection;

Fire Department Recommendations:

4. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide a wild land fire mitigation plan for review and approval;

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Transportation Planning Division Recommendations:

5. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall revise the plat to show the extension of Spring Canyon Trail to the north property line;
6. Prior to Final Plat approval by the City Council, a non-access easement shall be identified along the entire frontage of Sheridan Lake Road;

Urban Planning Division Recommendations:

7. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid; and,
8. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: The applicant is proposing to develop a six lot residential subdivision. The subject property is located north of the intersection of Sheridan Lake Road and Spring Canyon Trails. The subject property consists of two existing lots. The proposed subdivision would extend a cul-de-sac off of Sheridan Lake Road into the subject property. The lots would be .67 acres in size. An east/west drainage splits the property.

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 outstanding 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 that is provided. All specific details of the subdivision may not be addressed at the Layout Plat 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 City Code or the Street Design Criteria Manual will require a formal variance request or a special exemption, whichever is applicable.

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

Street Network - As noted earlier, the applicant is proposing to construct a small cul-de-sac to access the property. A large undeveloped cattle ranch which encompasses approximately three sections of land is located directly to the north of the subject property. Access to this ranch property will need to occur in a number of different locations. Staff has required access to the ranch property as part of the Red Rock Estates development. Staff is recommending that the proposed cul-de-sac be eliminated and that Spring Canyon Trail be extended to the north property line. This would provide public street access to the ranch property so in the event the owners of the ranch decided to develop, a public street network would be available.

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The applicant shows the location of the intersection with Sheridan Lake Road as an off set intersection. Off set intersections pose a serious safety hazard and must be eliminated. Staff is requesting that this intersection be redesign to eliminate the off set.

Water and Sewer Issues - The applicant has indicated that the subdivision would have a central water system and individual on-site waste water systems. Detailed information on the water system and documentation that the water system meets all state and federal regulations shall be submitted as part of the Preliminary Plat. In addition, detailed soil and percolation test information shall be provided for the subdivision to determine the appropriateness of septic systems. Based on the lot size, Staff may request that two drain field locations are identified at time of building permit. This will insure there is adequate room on each proposed lot for an alternative drain field location. The applicant will also need to construct a dry sewer as part of development or obtain a Subdivision Variance. The subject property is within the identified service area of the Rapid City sewer treatment plant.