

STAFF REPORT

June 29, 2000

PLAT #00PL054 - Preliminary and Final Plat

ITEM 14

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Dave Olson
REQUEST	PLAT #00PL054 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 6 and 7 of Block 1 and Lots 1 through 5 of Block 2 of Winton Subdivision, located in the NE1/4 NE1/4 and SE1/4 NE1/4 of Section 26, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.506 Acres
LOCATION	West of the Rapid City sewage treatment plant and south of Green Valley Estates
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Limited Agriculture District (County)
East:	General Agriculture District (County)
West:	Suburban Residential District/General Agriculture District (County)
PUBLIC UTILITIES	Private Wells Septic Systems
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to City Council approval of the Preliminary Plat, the plat shall be revised by identifying the lowest building opening elevations on the plat;
2. Prior to City Council approval of the Preliminary Plat, a septic tank plan prepared by a Professional Engineer shall be submitted for review and approval;
3. Prior to City Council approval of the Preliminary Plat, the petitioner's engineer shall revise all subdivision plans to reflect the requirements of the Street Design Criteria Manual;
4. Prior to City Council approval of the Preliminary Plat, the petitioner's engineer shall submit for approval geotechnical information for the pavement design;
5. Street and regulatory signs shall be included as part of the required subdivision improvements;

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6. Temporary and permanent erosion control measures shall be implemented until vegetative growth is reestablished;
7. Necessary traffic control measures to be approved by the City Engineering Division and County Highway Department shall be undertaken during construction along the County roadways;
8. Prior to City Council approval of the Preliminary Plat, the petitioner shall submit a copy of any subdivision improvement agreements with Pennington County;
9. Prior to City Council approval of the Preliminary Plat, the petitioner's engineer shall submit a water and sewer master plan for the area encompassed in the earlier Layout Plat;
10. Prior to City Council approval of the Preliminary Plat, the Subdivision Improvements Estimate form shall be submitted for review and approval;
11. Prior to City Council approval of the Final Plat, the required Subdivision Inspection fees shall be paid and financial surety posted for any incomplete subdivision improvements;
12. Temporary emergency vehicle turn-arounds with a 36,000 pound capacity shall be provided at all dead-end roadways and shall be posted with required warning signage;
13. Prior to City Council approval of the Preliminary Plat, all red-line changes to the plat and subdivision plans shall be made and submitted for review and approval;

Fire Department Recommendations:

14. Prior to Preliminary Plat approval, a master plan for the future central water system shall be submitted for review and approval;
15. A central water system shall be provided for any future platting within this subdivision beyond the seven lots included in the current Preliminary and Final plat;

Pennington County Highway Recommendations:

16. Prior to City Council approval of the Preliminary Plat, the plat shall be revised to reflect non-access easements where Lot 6 abuts Southside Drive and on the eastern side of Lot 6 along Anderson Road for a distance of at least fifty feet back from the street intersection;

Transportation Planning Division Recommendations:

17. Prior to City Council approval of the Preliminary Plat, the plat shall be revised to dedicate a total of thirty-eight feet of right-of-way for Anderson Road;
18. Prior to City Council approval of the Preliminary Plat, the petitioner shall apply for and receive a Subdivision Variance allowing for the platting of one-half of a public roadway (for Anderson Road);

Urban Planning Division Recommendations:

19. Prior to City Council approval of the Preliminary Plat, the petitioner shall submit plans for dry sewer and street lights unless a Subdivision Variance is applied for and granted waiving these requirements; and,

Emergency Services Dispatch Center Recommendations:

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20. Prior to City Council approval of the Final Plat, the street names on the plat shall be revised by eliminating the references to the County Road Numbers so that the names for the two existing streets simply read "Anderson Road" and "Southside Drive."

GENERAL COMMENTS: This Preliminary and Final Plat has been submitted to plat seven lots along the west side of Anderson Road south of the intersection of Anderson Road and Southside Drive. The lots range in size from 1.002 acres to 1.419 acres. The subject property is located within Rapid City's three-mile platting area and is zoned Suburban Residential through Pennington County. The subject property was included as part of a Layout Plat approved in October, 1999 for Winton Subdivision. The Layout Plat proposed to plat fifty-five lots on a 67.5 acre site. A Preliminary and Final Plat for the first five lots of Winton Subdivision was also approved in October, 1999. Also, in October, 1999 a Subdivision Variance was granted waiving the requirement to install sidewalks and curb and gutter along Southside Drive and Anderson Road and to allow lots more than twice as long as wide.

STAFF REVIEW: As noted in the Staff Recommendation portion of this Staff Report, there are numerous engineering details that must be addressed by the petitioner's engineer before the City Council can act upon the Preliminary Plat. Although there are a substantial number of issues that must be addressed, these issues generally do not affect the configuration or overall viability of the Preliminary Plat as currently proposed. Rather, the issues represent technical details which must be addressed by the petitioner. These requirements relate to such issues as topographic data, drainage calculations, erosion control, infrastructure plans, and geotechnical information. All required information must be submitted for approval prior to City Council approval of the Preliminary Plat. Some of the most significant issues are as follows:

Water System: Staff has noted that the Layout Plat was approved with the stipulation that upon platting of more than the first six lots, the petitioner was to develop a central water system for the entire subdivision as recommended by the Pennington County Fire Coordinator. The Pennington County Fire Coordinator and the City of Rapid City Fire Department have reviewed the current Preliminary and Final Plat request and are recommending approval of the seven lots even though a centralized water system is not yet being proposed. The Fire Departments are in the process of developing a proposed policy governing how many lots can be platted before the development of a central water system. Representatives for both Fire Departments have stated, however, that no more lots shall be platted in Winton Subdivision until such time that the central water system is developed.

Utilities Master Plan: One of the stipulations of the Layout Plat approval was that a utilities master plan (including future sewer and water services) would need to be submitted upon the platting of more than six lots. The petitioner's engineer has not submitted this master plan. This plan must be submitted prior to City Council consideration of the Preliminary Plat.

Road Improvements: Anderson Road where it abuts the subject property is a gravel roadway and will need to be paved as part of the current subdivision plat. The petitioner has indicated that they have developed an agreement with Pennington County regarding certain aspects of

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the road improvements for Anderson Road. The Pennington County Highway Department Staff has indicated that the extent of the County's commitment will be helping the petitioner develop the estimates for quantities for the road improvements. The Engineering Division has requested that copies of any formal agreements be provided to the City for review.

Subdivision Improvements: As mentioned, a Subdivision Variance has been granted to waive the requirement for curb and gutter and sidewalks along Anderson Road and Southside Drive. Curb and gutter and sidewalks are, however, still required for all internal roadways including Winton St. proposed as part of this plat. Additionally, this plat is necessitating the construction of dry sewers and street lighting services in accordance with the City's Subdivision Regulations. The petitioner must either construct these improvements or apply for and receive a Subdivision Variance waiving these improvements.

Anderson Road Right-of-Way: The Preliminary and Final Plat is proposing to dedicate an additional five feet of public right-of-way along the existing sixty-six foot wide section line highway that is Anderson Road. Staff has noted that the petitioner is also required to dedicate the full width of his one-half of this section line highway as public right-of-way for a total dedication of thirty-eight feet. The petitioner will then need to submit and receive approval of a Subdivision Variance to allow the platting of a half-street as the eastern-most thirty-three feet of the roadway will remain as section line highway and not as public right-of-way.

Other Requirements: Although not a platting requirement, the Pennington County Air Quality Coordinator has noted that an Air Quality Permit must be received from Pennington County prior to commencing any construction activities. Also not a platting requirement, the Fire Department has noted that upon development of this property, all structures must be posted with minimum of five inch tall address numbers or driveway posts with a minimum of four inch tall address numbers must be installed.

Staff has reviewed this proposed Preliminary and Final Plat and is recommending approval with the previously-noted stipulations.