

STAFF REPORT

September 6, 2001

No. 01PL086 - Layout Plat

ITEM 10

GENERAL INFORMATION:

PETITIONER	Mark Kirkeby for Robert and Willowdean Stephens
REQUEST	No. 01PL086 - Layout Plat
LEGAL DESCRIPTION	Lot 6, Miracle Pines Subdivision, Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.39 Acres
LOCATION	3960 Corral Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City Water
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, topographic information and a drainage plan shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide documentation regarding the suitability of the proposed lots for on-site waste water facilities. A site plan shall be provided identifying the location of all wells on the property and within one hundred fifty feet of the property and the location of the proposed on-site waste water facilities. Two locations for on-site waste water facilities shall be identified on the eastern lot and the existing on-site waste water facility and one additional location shall be identified for the western lot;
3. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide plans for the connection to City water service for both lots;
4. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall identify the locations of the access points for both lots for review and approval. A non-access easement shall be identified for the frontage of Corral Drive except for the approved approach locations;

Fire Department Recommendations:

5. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall

STAFF REPORT

September 6, 2001

No. 01PL086 - Layout Plat

ITEM 10

provide a wildland hazard mitigation plan for review and approval;

Transportation Planning Division Recommendations:

6. Prior to Final Plat approval by the City Council, the applicant shall dedicate an additional seventeen feet of right-of-way for Corral Drive,

Urban Planning Division Recommendations:

7. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide complete engineering plans for sidewalks, curb, gutter, and sanitary sewer for Corral Drive or enter into an agreement for a future assessment project;
8. Prior to Final Plat approval by the City Council, the subdivision improvement estimate form shall be submitted for review and approval and the subdivision inspection fees shall be paid; and,
9. 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 split a 3.4 acre parcel into two lots. The property is located on Corral Drive approximately half way between Carriage Hills Drive and Park Drive. A single family residence is located on the property. The lot is semi-wooded with the neighboring properties being heavily wooded. Currently, City water is located in the Corral Drive right-of-way; however, sanitary sewer is not available to this area at this time. The property is approximately 580 feet from the sanitary sewer as the crow flies and approximately 800 feet east of the property using Corral Drive.

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

Drainage - Prior to any further subdivision of the property, the applicant is going to have to demonstrate that there is sufficient drainage facilities down stream to handle the additional storm run off from the development. Currently, no existing storm water facilities exist to protect properties to the north and east of this site from additional run off. The applicant will need to provide topographic information and a drainage analysis. Also, the applicant may need to obtain easements from adjoining property owners for the increase in run off across the neighboring properties.

Waste Water - The subject property is not located within five hundred feet of sanitary sewer. The Subdivision Regulations require that the property connected to the sanitary sewer if the sewer is within five hundred feet of the subdivision. However, the requirement to provide for a sanitary sewer main (dry sewer) is still in place. Staff is recommending that prior to Final Plat approval, the applicant enter into an agreement waiving the applicant's right to protest a future assessment project for the installation of the sanitary sewer improvements.

Since both lots will have on-site waste water facilities, the applicant will need to document that on-site facilities can be accommodated on the property. A site plan will need to be submitted identifying the location of all wells on the property and all wells within 150 feet of the property. The site plan needs to include the location for two drain fields on the proposed lot and the existing drain field and one additional location for the lot with the existing

STAFF REPORT

September 6, 2001

No. 01PL086 - Layout Plat

ITEM 10

structure. The applicant will need to provide three percolation tests and an eight foot profile hole for each location.

Access - Currently there are two accesses from Corral Drive to the property. The Street Design Criteria Manual allows for a single family residential lot to have one access. The eastern approach to the property currently provides access to the western lot across the eastern lot. If access to the western lot is provided by this access, the access would need to be improved to City street standards.

Corral Drive - The Major Street Plan identifies Corral Drive as a Minor Arterial street. One hundred feet of right-of-way is required for an arterial street. Currently, there is a sixty-six foot right-of-way provided adjacent to the subject property. An additional seventeen feet of right-of-way will need to be dedicated as part of this Final Plat. The seventeen feet would provide half of the additional right-of-way needed for an arterial street.