

STAFF REPORT

February 21, 2002

No. 01PL103 - Preliminary and Final Plat

ITEM 38

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 01PL103 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 1-6, Block 1; Lots 1-5, Block 2; and Lots 1-9, Block 3 of Enchanted Pines Subdivision, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20.309 acres
LOCATION	At the northern terminus of Enchanted Pines Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City Water
DATE OF APPLICATION	9/28/2001
REPORT BY	Blaise Emerson/Marcia Elkins

RECOMMENDATION: **Staff recommends that the Planning Commission recommend approval of the Preliminary and Final Plat with the following stipulations:**

Engineering Division Recommendations:

- 1) **Prior to Planning Commission approval, revised information regarding the drainage shall be submitted to the Engineering Division for review and approval;**
- 2) **Prior to City Council approval, corrections to the drainage plans as previously noted must be submitted to the Engineering Division for review and approval;**
- 3) **Prior to City Council approval, the location of drain field easements for Lots 3, 4, 5, 8 and 9 shall be identified on the plat. The drain field easements shall be located in accordance with all required setbacks and the proper orientation and shall not be located in fill or on steep slopes;**
- 4) **Prior to City Council approval, the drainage easements around Lot 8 shall be revised and correctly shown on the plat;**
- 5) **Prior to City Council approval of the Final Plat, data from percolation tests shall be submitted for review and approval;**
- 6) **Prior to City Council approval of the Preliminary Plat, all red line corrections to the**

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engineering plans shall be submitted for review and approval;

- 7) **Prior to City Council approval of the Preliminary and Final Plat, the applicant shall submit written documentation from the adjoining landowners concurring with the vacation of portions of the easements for the spur roads connecting to the property to the north; and,**

Planning Department Recommendations:

- 8) **Prior to Final Plat approval all subdivision improvements shall be completed or surety posted with the City and all subdivision inspection fees shall be paid.**

GENERAL COMMENTS: (All changes are shown in bold.) This item was continued to the January 24, 2002 meeting to allow the applicant to submit the required information and the necessary revisions. Staff met with the applicant and his engineer on January 14, 2002 to discuss the issues that have not been resolved. **Additional information has been submitted addressing most of the issues. Updated information has been identified in bold for each of the remaining items.**

The following comments are the result of that meeting:

-The Fire Department will review the plans to determine if all of the required fire hydrants are show on the plans. The Fire Department staff has indicated that the necessary hydrants are identified on the plans;

-The applicant's engineer will submit an alternative plan for an all weather temporary turnaround, showing the turnaround completely on the owner's property; or, will submit the required easements to utilize the adjoining property. As of this date, the Planning staff has not received a copy of any revised information. **Additional information has been submitted to the Engineering Division and they have found it to be acceptable;**

-The issue of the Wild Land Fire Mitigation plan will be addressed in conjunction with the Planned Residential Development. A condition will be placed on the Planned Residential Development approval to require that the plan be completed prior to the issuance of any building permits;

-A condition will be placed on the Planned Residential Development requiring that in any areas where the City Street Design Criteria Manual standards cannot be met with regards to access, turnarounds, grades and required fire flows, then all structures in those areas will be required to have residential fire sprinkler systems installed throughout;

-Prior to Planning Commission approval of the Preliminary Plat, the applicant's engineer will provide data from soil profiles holes for the three northeast lots for review and approval documenting that the soils are appropriate for septic systems and that adequate area is available on each lot. **The required soil profile information has been submitted to the Engineering Division and they have found it to be acceptable. The Engineering staff has requested that the drain field locations be shown on the plat and that an adequate building area be demonstrated for Lot 8. The Engineering staff is recommending that this information be provided prior to City Council approval;**

-Prior to Final Plat approval by the City Council, data from a percolation test shall be submitted for review and approval;

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-Engineering staff will review the sewer master plan and the grade line for the street to determine that the information submitted is acceptable. The Engineering staff has indicated that the information as submitted is acceptable;

-Engineering staff will review the legal issues relating to the need for the provision of drainage easements on the downstream properties with the City Attorney. **Additional information was requested of the applicant and submitted to the Engineering staff concerning the drainage improvements. Comments on this correspondence have been returned to the applicant and must be re-addressed and submitted to the Engineering Staff prior to Planning Commission approval of the Preliminary and Final Plat;**

-Prior to City Council approval of the Preliminary Plat, all red line corrections shall be made and submitted by the applicant's engineer for review and approval. **Staff is recommending that the red line corrections be completed prior to Preliminary approval by the City Council;**

-The applicant has indicated that he will be submitting revisions to the plans to vacate portions of the easements for the spur roads connecting to the property to the north. The applicant must submit signed documents from the adjoining landowners concurring in the vacation of those easements. **To date, this information has not been submitted.**

Based on the information provided to date, staff is recommending approval of the Preliminary and Final Plat with the enumerated stipulations.

The subject property is a twenty (20) acre tract and is located north of Enchanted Hills Subdivision. The property was annexed into Rapid City in 1997 and was subsequently rezoned from No Use District to General Agriculture District. The current use of the property is a single-family residence and pastureland. The applicant has submitted an associated Rezoning request, Planned Residential Development plan, and Subdivision Variances for the property. The South Robbinsdale Future Land Use Plan shows this area as appropriate for development as a Planned Residential Development with a density of one dwelling unit per acre. Both the plat and Planned Residential Development identifies twenty (20) residential lots.

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

The City approved a Layout Plat for the subject property on August 20, 2001. The stipulations of approval were as follows:

1. Prior to Preliminary Plat approval by the Planning Commission, a grading plan shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the Planning Commission, a drainage plan shall be submitted which shall include all relative calculations and analysis for review and approval;
3. Prior to Preliminary Plat approval by the Planning Commission, complete engineering plans shall be submitted for water, sewer, streets, and storm drainage improvements for review and approval;

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4. Prior to Preliminary Plat approval by the Planning Commission, an engineering evaluation for the suitability of the site for on-site wastewater disposal facilities shall be provided;
5. Prior to Preliminary Plat approval by the Planning Commission, a complete master plan for future sanitary sewer extension including all easements shall be provided;
6. Prior to Preliminary Plat approval by the Planning Commission, a preliminary grade line for the extension of Enchanted Pines Drive to the future connection with Fifth Street shall be provided;
7. Prior to Preliminary Plat approval by the Planning Commission, a site plan shall be provided showing the location of all water lines and fire hydrants;
8. Prior to Preliminary Plat approval by the Planning Commission, a wild land fire mitigation plan shall be submitted for review and approval;
9. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall identify a bike path on the engineering plans for review and approval,
10. Prior to any construction, an Air Quality Permit shall be obtained;
11. Prior to Final Plat approval by the City Council, the associated rezoning request from General Agriculture District to Low Density Residential shall be approved;
12. Prior to Final Plat approval, a Planned Residential Development plan shall be submitted and approved;
13. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide documentation on the legal status of the north/south driveway/access easement; and,
14. Prior to Final Plat approval by the City Council, surety shall be posted for any subdivision improvements that have not been completed and any subdivision inspection fee shall be paid.

The information required pursuant to stipulations number 5, 6, and 8 has not been submitted at this time. This information relates to the extension of sanitary sewer and the grade line for Enchanted Pines Drive. Staff has recently received a Layout Plat submittal for property located approximately one-quarter mile to the east of the subject property. That submittal also does not include related to the extension of sanitary sewer and the grade line for Enchanted Pines Drive. This information is critical for the overall analysis of the project to insure that the infrastructure design will allow for future connections to the east. The feasibility of this connection needs to be reviewed as part of the Preliminary Plat. The proposed extension of Enchanted Pines Drive would end with a length of 1650 feet from the intersection Enchantment Road. The maximum length for a cul-de-sac is 1200 feet. There are also areas on either side of the road that are identified as moderate to high wildland fire hazard areas. Staff could not recommend approval of additional development density along Enchanted Pines Drive if it is not feasible to extend the road to provide a second means of access in the future.

The Engineering Staff has also noted that due to the increase in storm water run-off, the applicant will need to provide documentation that they have the right to increase the storm water flows on the downstream property or the applicant will need to provide on-site detention to keep the flows to pre-development conditions. At the time of writing this Staff Report, Staff has not received documentation on how the applicant intends to address this issue. **Additional information has been received; however, comments on this**

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correspondence have been returned to the applicant to re-address and submit prior to Planning Commission approval of the Preliminary and Final Plat.