

STAFF REPORT

March 7, 2002

No. 01PL102 - Layout Plat

ITEM 27

GENERAL INFORMATION:

PETITIONER	Alliance of Architects for American West Communities
REQUEST	No. 01PL102 - Layout Plat
LEGAL DESCRIPTION	S1/2 of the NE1/4 and the SE1/4 except Bradeen Subdivision of Section 22 and NE1/4 Section 27, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 388 acres
LOCATION	At the intersection of Reservoir Road and South Side Drive
EXISTING ZONING	Limited Agriculture District-General Agriculture District (County)
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	General Agriculture District (County)
East:	Low Density Residential District-Limited Agriculture District (County)
West:	Limited Agriculture District-General Agriculture District (County)
PUBLIC UTILITIES	Community water and private on-site wastewater
DATE OF APPLICATION	9/28/2001
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Layout Plat be **continued to the March 21, 2002 Planning Commission meeting at the applicant's request.**

GENERAL COMMENTS:

This item has been continued several times since the October 25, 2001 Planning Commission meeting. This Staff Report has been revised as of February 25, 2002. All revised or added text is shown in bold text. The applicant has submitted a Layout Plat to create a 66 lot residential development. The lots range in size from approximately 4 acres to approximately 16 acres.

The applicant has indicated that the development will be constructed in two phases. The first phase will consist of 58 lots. The remaining eight lots, located in the southern portion of the property, will be platted as phase two of the development. The development will incorporate approximately 388 acres and will be known as "Morningstar Ranch".

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The applicant has also submitted a Subdivision Regulations Variance Request as a companion item to this plat to waive the requirements for curb and gutter, street light conduit (except at the Reservoir Road intersections), dry sewer and to allow a sidewalk on one side of the street(s). (See companion item 01SV031.)

On December 4, 2000, the City Council denied without prejudice Layout Plat #00PL114 to subdivide a portion of the subject property into 40 residential lots. The applicant had submitted a Master Plan identifying the Layout Plat as Phase One of a proposed 178 lot residential development with lots ranging in size from .836 acres to 1.755 acres. The applicant indicated that on-site wastewater systems and a community water system would serve the proposed lots. The Layout Plat was denied without prejudice due to floodway issues and high ground water concerns. In particular, the City did not feel it was appropriate to allow on-site wastewater systems due to high ground water concerns and the close proximity of the subject property to the City sewer plant facility located approximately 1 ½ miles east of 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 major 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 exception, whichever is applicable.

STAFF REVIEW:

During the review of the Preliminary and Final Plat request, staff identified a number of concerns that must be addressed in order for the project to be approved.

Floodplain/Wetlands: During the review of the previously proposed Layout Plat, staff identified that a majority of the subject property was located within the boundaries of the 100 year federally designated floodplain. On March 21, 2001, the applicant submitted a letter of map amendment (LOMA) from the Federal Emergency Management Agency stating that a portion of the property has been removed from the Special Flood Hazard Area. The letter also indicates that a portion of the property may remain in the Special Flood Hazard Area. The Engineering Division has indicated that a copy of the application submitted to the Federal Emergency Management Agency and the map referenced on the letter of map amendment must be submitted. In addition, the plat must be revised to show the 100 year floodplain boundary(s).

The Engineering Division has also indicated that it appears that an area of wetland(s) is located in the southern portion of the subject property. As such, the applicant must work with the South Dakota Corp of Engineers to determine the location of the wetlands. In

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addition, a 404 Permit from the South Dakota Corp of Engineers is needed prior to any construction and/or development within any area of the subject property identified as wetlands.

Drainage: The Engineering Division has indicated that the applicant should anticipate on-site detention as part of the storm water plan. As such, the Engineering Division has indicated that a preliminary drainage plan should be submitted for review and approval to identify how the proposed Layout Plat may be affected by the on-site detention and to identify how the drainage will by-pass the irrigation ditches

Water and Wastewater: The applicant has indicated that the property will be served by a community water system and individual on-site wastewater systems. The Engineering Division has indicated that plans and specifications for the community water system identifying supply, storage and distribution must be submitted for review and approval upon submittal of the Preliminary Plat. In addition, the water system must be constructed to City standards.

As previously indicated, the applicant is proposing that the property be served by on-site wastewater systems. Several developments within the area have historically experienced the presence of high ground water. Based on the historical experience in the area, the Engineering Division anticipates the presence of high ground water on the subject property and/or within the immediate area. During the review of the previously submitted Layout Plat, the applicant submitted random percolation tests on portions of the subject property. The Engineering Division has indicated that additional geotechnical information addressing on-site high ground water concerns must be submitted for review and approval. Allowing on-site wastewater systems in a potential area of high ground water may result in water contamination and surfacing effluent.

The Engineering Division has identified that the subject property is located approximately 1½ miles west of the City's sewer plant facility. It is anticipated that City sewer lines will be extended to the subject property within the next twenty years. As such, staff is recommending that dry sewer lines be installed at this time. The revised Layout Plat identifies lots significantly larger than those proposed on the previously submitted Layout Plat. Contingent upon the absence of ground water, on-site wastewater systems may be allowed on a temporary basis until such time as City sewer is extended to the area. If the presence of high ground water is determined, staff may require that a central sewer system be provided and that on-site wastewater systems not be allowed.

Irrigation Ditches: Two irrigation ditches, the Cyclone Ditch and the South Side Ditch, run through the subject property. The Engineering Division has indicated that the Irrigation Ditch Companies must review and approve the proposed development to insure that the development will not negatively impact the respective ditches.

Reservoir Road: The Transportation Division has indicated that Reservoir Road is classified as a principal arterial road on the major street plan requiring a minimum right-of-way width of 100 feet. Currently, Reservoir Road has a right-of-way width of 66 feet. As such, staff is

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recommending that the plat be revised to provide an additional 17 feet of right-of-way along Reservoir Road upon submittal of the Preliminary Plat.

Road Design: As previously indicated, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, dry sewer and to allow sidewalks on one side of the street. The Engineering Division has indicated that the proposed roads must be built to City standards. In addition, the Pennington County Highway Department has indicated that allowing a rural road section in conjunction with the two irrigation ditches will be very difficult to maintain appropriate drainage on the subject property. The Pennington County Highway Department has also indicated that a rural road section will require approach culverts to be located within the barrow ditches throughout the development to serve as access to the individual lot(s).

Staff has also indicated that the road networking within the development should be altered to extend two of the proposed cul-de-sacs to the west lot line, one in the northern portion of the property and one in the southern portion of the property.

Cul-de-sac Length: The Street Design Criteria Manual states that a cul-de-sac shall not exceed 1,200 feet and that an intermediate turnaround is needed every 600 feet within a cul-de-sac. The plat identifies South Side Drive extending to the west lot line. South Side Drive will serve as a cul-de-sac street, measuring approximately 1,300 feet in length, until such time as the adjacent property is developed and the road is connected with the road networking within that development. As such, the applicant must obtain a Special Exception to allow a cul-de-sac in excess of 1,200 feet or the plat must be revised accordingly.

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 a majority of the lots will have a length twice the distance of the width. As such, staff is recommending that a Variance to the Subdivision Regulations be obtained prior to Final Plat approval or that the plat be revised to comply with the length to width requirement.

Zoning: Earlier this year, the County rezoned the subject property from Limited Agriculture District and General Agriculture District to Suburban Residential District. The Pennington County Planning Director has indicated that the applicant stated to the Pennington County Planning Commission and the Pennington County Board of Commissioners that the property would be served by City sewer. The Planning Director indicated that the Planning Commission and the Board of Commissioners expressed concern with allowing on-site wastewater systems in an area with existing high ground water concerns. As identified in the review of the associated Variance to the Subdivision Regulations request, the Pennington County Planning Department is recommending that the Variance to the Subdivision Regulations request to waive the requirement to install dry sewer be denied.

On October 31, 2001, staff received a letter from an area resident expressing concern with allowing on-site wastewater systems. (A copy of the letter is included for your review.)

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On November 21, 2001, the Planning Commission recommended that the associated Variance to the Subdivision Regulations to waive the requirement to install dry sewer be denied. In addition, the Planning Commission recommended that the balance of the request be continued to the March 7, 2002 Planning Commission meeting. This item has, subsequently, been continued to the March 7, 2002 Planning Commission meeting at the applicant's request. The City Council will hear the Variance to the Subdivision Regulations request on March 4, 2002. The applicant is requesting that the Layout Plat be continued to the March 21, 2002 Planning Commission meeting in order to allow the applicant additional time to revise the plat if the City Council denies the Variance to the Subdivision Regulations request to waive the requirement to install dry sewer as recommended by the Planning Commission. In addition, the applicant has requested a meeting with staff to further review the on-site wastewater and high ground water concerns.