

STAFF REPORT

August 22, 2002

No. 02PL079 - Layout Plat

ITEM 12

GENERAL INFORMATION:

PETITIONER	Davis Engineering, Inc. for Donovan and Tina Tucker
REQUEST	No. 02PL079 - Layout Plat
EXISTING LEGAL DESCRIPTION	The unplatted portion of the NE1/4 of the NW1/4 of NE1/4 of Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A, B and C of Wiege Addition, all located in the NE1/4 of NW1/4 of NE1/4 of Section 23, T1N, R7E, BHM, Rapid City, South Dakota
PARCEL ACREAGE	Approximately 10.0 acres
LOCATION	North of Enchanted Hills Subdivision
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District w/Planned Residential Development
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City water/on-site waster systems
DATE OF APPLICATION	07/25/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Upon Preliminary Plat submittal, a water plan shall be submitted for review and approval showing the extension of a water main to the proposed lot(s). In addition, the plat shall be revised to show utility easement(s) as needed;
2. Upon Preliminary Plat submittal, percolation test(s) and soil profile information representative of the site shall be submitted for review and approval. In addition, septic tank design(s) prepared by a Professional Engineer shall be submitted for review. The plat document shall also be revised to provide drainfield easement(s) on each lot;

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3. Prior to Final Plat approval by the City Council, the applicant shall enter into an agreement with the City stating that the proposed lot(s) shall be connected to City sewer within six months of the City sewer system being activated;
4. Upon Preliminary Plat submittal, a drainage plan shall be submitted for review and approval. In particular, a hydraulic analysis showing drainage patterns shall be submitted for review and approval. In addition, drainage easement(s) shall be shown on the plat as needed;
5. Upon Preliminary Plat submittal, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. In particular, complete street design plans shall be submitted for the two private access easements located south of the subject property. The design plans shall show the location of utilities, storm drainage, curb and gutter, sidewalks, street light conduit and dry sewer and water or a Variance to the Subdivision Regulations shall be obtained;
6. Upon Preliminary Plat submittal, the two private access easements shall be redesigned to provide cul-de-sac(s) at the end of each roadway or a Special Exception to the Street Design Criteria Manual shall be obtained;
7. Upon Preliminary Plat submittal, the plat shall be revised to show the access easement located at the southeast corner of the subject property as "dedicated right-of-way" or a Special Exception to the Street Design Criteria Manual shall be obtained to allow an access easement to serve more than four lots. If a Special Exception is obtained, a new private access easement shall be obtained from the underlying property owners of the private access easement in order to allow an additional lot to take access from the easement. In addition, both private access easements shall be extinguished and new easements shall be obtained to allow for the construction of utilities within the private access easements;
8. Upon Preliminary Plat submittal, the Section Line Highway located along the north lot line shall be built to City design standards or a Variance to the Subdivision Regulations shall be obtained waiving the requirement to improve the Section Line Highway or the Section Line Highway shall be vacated;

Fire Department Recommendations:

9. Upon Preliminary Plat submittal, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval
10. Prior to Final Plat approval by the City Council, a wild fire mitigation plan shall be implemented;
11. All Uniform Fire Codes shall be continually met;

Urban Planning Division Recommendations:

12. Prior to Final Plat approval by the City Council, the property shall be rezoned from General Agriculture District to Low Density Residential District with a Planned Development Designation as identified by the South Robbinsdale Neighborhood Area Future Land Use Plan;
13. Prior to Final Plat approval by the City Council, a Variance to the Subdivision Regulations to allow a lot twice as long as it is wide shall be obtained or the plat shall be revised to

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14. comply with the length to width requirement; Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
15. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide approximately ten acres into three residential lots. The subject property is located directly north of the Enchanted Pines Subdivision. Currently, a single family residence is located on proposed Lot B. Lot A and Lot C are void of any structural development.

This 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 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:

Staff has reviewed the Layout Plat and has identified the following considerations:

Zoning: The property is currently zoned General Agriculture District. The General Agriculture District requires a minimum 20 acre lot size for residential development. The three proposed lots range in size from 3.05 acres to 4.09 acres. A single family residence is located on proposed Lot B. As such, the subject property must be rezoned to allow the existing and proposed residential development prior to Final Plat approval. The South Robbinsdale Neighborhood Area Future Land Use Plan identifies the property as appropriate for a Planned Residential Development with a maximum density of one dwelling unit per acre. Staff is recommending that the property be rezoned from General Agriculture District to Low Density Residential District with a Planned Development Designation prior to Final Plat approval by the City Council.

Lot Configuration: The Subdivision Regulations state 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 Layout Plat identifies that one of the lots will have a length twice the distance of the width. Prior to Final Plat approval, a Variance to the Subdivision Regulations must be obtained or the plat(s) must be revised to comply with the length to width requirement.

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Drainage Plan: The Engineering Division has indicated that upon Preliminary Plat submittal, a drainage plan must be submitted for review and approval. In particular, a hydraulic analysis showing drainage patterns must be submitted for review and approval. In addition, drainage easement(s) must be shown on the plat as needed.

Fire Department: The Fire Department has indicated that all streets and driveways must be constructed in compliance with the City Street Design Criteria Manual. In particular, the Fire Department is recommending that all private driveways not exceed a 12% grade. In addition, cul-de-sacs must be constructed at the end of the two access easements as required by the Street Design Criteria Manual in order to insure fire apparatus access. A fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, must be submitted for review and approval upon Preliminary Plat submittal. The Fire Department has also indicated that a wild land fire mitigation plan must be implemented prior to Final Plat approval. If any of the above referenced requirements are not met, then the Fire Department has indicated that residential fire sprinkler systems will be required as a part of the Planned Residential Development review.

Water: The Engineering Division has indicated that a water utility plan must be submitted for review and approval showing the extension of a water main to the proposed lot(s). Highway 16 water connection fees will also be required upon connecting to the water main. In addition, the plat must be revised to show utility easement(s) as needed. Staff is recommending that a water utility plan be submitted as identified for review and approval upon submittal of the Preliminary Plat and that the plat document be revised showing utility easement(s) accordingly prior to Final Plat approval.

Sewer: Currently, the single family residence located on proposed Lot B is served by a septic tank and drainfield. The applicant has indicated that the two additional proposed residential lots will also be served by individual on-site wastewater systems. The Engineering Division has indicated that upon Preliminary Plat submittal, percolation test(s) and soil profile information representative of the site(s) must be submitted for review and approval. In addition, septic tank design(s) prepared by a Professional Engineer must be submitted for review. The plat document must also be revised to provide drainfield easement(s) on each lot. The on-site wastewater system(s) will be allowed as an interim sewer system until City sewer is available to the site. As such, the Engineering Division has indicated that dry sewer lines must be constructed in the access easement(s). In addition, the applicant must enter into an agreement with the City stating that the proposed lot(s) will be connected to City sewer within six months of the City sewer system being available to the site.

Access: Two private access easements extending north from Enchanted Pines Drive serve as legal access to the subject property. The private access easements abut the subject property along the southwest corner and the southeast corner of the property, respectively. On April 1, 2002, a Preliminary and Final Plat was approved within the Enchanted Pines Subdivision requiring that the two private access easements be paved to City design standards. A Variance to the Subdivision Regulations was granted waiving the requirement to install curb, gutter, sidewalk, street light conduit, dry sewer and water. As such, the two

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private access easements must be constructed to City street standards as a part of this plat or a Variance to the Subdivision Regulations must be obtained. In addition, the two private access easements must be redesigned to provide cul-de-sacs at the end of each easement.

The private access easement located along the southeast corner of the subject property currently serves as access to four lots. Platting the property as proposed will result in the access easement serving as legal access to five lots. The Street Design Criteria Manual states that an easement shall not serve as access to more than four lots. Upon Preliminary Plat submittal, the plat must be revised to show the private access easement located at the southeast corner of the subject property as "dedicated right-of-way" or a Special Exception to the Street Design Criteria Manual must be obtained to allow an access easement to serve more than four lots. If a Special Exception is obtained, then a revised and/or new private access easement must be obtained from the underlying property owners of the access easement since the easement will now serve one additional lot as a part of this plat.

In addition, the two private access easements must be extinguished and new easements obtained from the underlying property owners of the easements in order to include the construction of utilities within the private access easements.

Section Line: A section line highway is located along the north lot line of the subject property. Prior to City Council approval, the section line highway must be improved to City street standards or a Variance to the Subdivision Regulations must be obtained to waive the street improvements or the section line highway must be vacated. The northern portion of the section line highway is located on an adjacent property under different ownership from the subject property. The Subdivision Regulations state that "...where there exists a dedicated or platted half-street adjacent to the tract to be subdivided, the other half shall be platted. No new half-streets shall be permitted". Vacating only that portion of the section line highway located on the subject property will create a half-street. The entire section line highway must be vacated requiring that the adjacent property owner sign a vacation of section line highway document. Prior to City Council approval of the Preliminary Plat, the section line highway issue must be addressed as identified.

Staff believes that the proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.