

STAFF REPORT

September 5, 2002

No. 02PL085-Preliminary Plat

ITEM 34

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering Co. for Dean Kelly Construction
REQUEST	No. 02PL085 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 3 of Block 15 of Canyon Lake Heights Subdivision and a portion of the SE1/4 of the SE1/4 of Section 8 located in the SE1/4 of the SE1/4 of Section 8 and the SW1/4 of the SW1/4 of Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A, B, C, & D of Lot 3 of Block 15, Canyon Lake Heights Subdivision, located in the SE1/4 of the SE1/4 of Section 8 and the SW1/4 of the SW1/4 of Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.246 acres
LOCATION	South of the intersection of Cliff Drive and Miracle Place
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Park Forest District w/Planned Residential Development
PUBLIC UTILITIES	City sewer and community water
DATE OF APPLICATION	08/09/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, the community well location shall be identified. In addition, a water permit shall be obtained from the South Dakota Department of Environment and Natural Resources to allow the well to serve the proposed development;
2. Prior to Preliminary Plat approval by the City Council, the design of the proposed

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- community water system shall be submitted for review and approval in order to determine that domestic flow requirement(s) are being met;
3. Prior to Preliminary Plat approval by the City Council, revised water plans shall be submitted for review and approval identifying the water main located within the public right-of-way in lieu of the private utility easement;
 4. Prior to Preliminary Plat approval by the City Council, a homeowners agreement shall be submitted for review and approval demonstrating maintenance of the community well until such time as City water is available to the property. In addition, the applicant shall enter into an agreement with the City stating that the property owner(s) shall install fire hydrants as required upon connecting to City water;
 5. Prior to Final Plat approval by the City Council, the plat shall be revised to show a non-access easement along Cliff Drive with the exception of one approach location;
 6. A Special Exception is hereby granted to allow access to proposed Lot D from Cliff Drive in lieu of Miracle Place, the lesser order street;
 7. Prior to Preliminary Plat approval by the City Council, road construction plans for the section line highway located through Lot A shall be submitted for review and approval 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;
 8. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Engineering Division;

Fire Department Recommendations:

9. Prior to Preliminary Plat approval by the City Council, the applicant shall submit a Wild Land Fire Mitigation Plan for review and approval. In addition, the Wild Land Fire Mitigation Plan shall be implemented prior to Final Plat approval by the City Council;
10. Prior to Preliminary Plat approval by the City Council, the road construction plans shall be revised to provide additional radii within the "T" shaped turnaround at the western most terminus of Miracle Place;

Emergency Services Communication Center Recommendation:

11. Prior to Final Plat approval by the City Council, a road name change shall be approved to change the road name of "Miracle Place". The proposed road name shall be reviewed and approved by the Emergency Services Communication Center and, subsequently, approved by the City Council;

Urban Planning Division Recommendations:

12. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
13. 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 Preliminary Plat to subdivide two parcels into four lots. The lots range in size from .422 acres to .739 acres. The property is located in the southwest corner of the Miracle Place/Cliff Drive intersection. Currently, the property is void of any

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structural development.

On May 6, 2002, the City Council approved Layout Plat #02PL035 to subdivide the subject property into four lots as identified on this Preliminary Plat. On June 17, 2002, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk and water along Cliff Drive with the stipulation that the applicant sign a waiver of right to protest any future assessment for the installation of these improvements.

STAFF REVIEW:

Staff has reviewed the Preliminary Plat and has noted the following considerations:

Water: City water is currently located approximately 1/4th mile northeast of the subject property. As such, the applicant has indicated that a private well will serve as a community water source for the proposed four lot development until City water is available to the property. The Engineering Division has indicated that a site plan showing the location of the proposed community well must be submitted for review and approval. In addition, a water permit must be obtained from the South Dakota Department of Environment and Natural Resources to allow the well to serve the proposed development. The Engineering Division has also indicated that design plans for the proposed community water system must be submitted for review and approval in order to determine that domestic flow requirements are being met. In addition, the water plans must be revised to show the water main located within the public right-of-way in lieu of a private utility easement.

The Engineering Division has also indicated that a homeowners agreement must be submitted for review and approval demonstrating maintenance of the community well until such time as City water is available to the property. In addition, the applicant must enter into an agreement with the City stating that the property owner(s) will install fire hydrants as required upon connection to City water.

Fire Department: The Fire Department has indicated that the property is located in a moderate to High Wild Land Fire Hazard Area. In order to allow a community water system to serve as an interim water supply until City water is available to the property, the Fire Department has indicated that the applicant must submit a Wild Land Fire Mitigation Plan for review and approval prior to Preliminary Plat approval. In addition, the Wild Land Fire Mitigation Plan must be implemented prior to Final Plat approval. The Fire Department has also indicated that the road construction plans must be revised to provide additional radii within the "T" shaped turnaround at the western most terminus of Miracle Place to insure adequate fire apparatus access to the proposed development.

Access: Cliff Drive is located along the east lot line of proposed Lot D and Miracle Place is located along the north lot line. The Street Design Criteria Manual states that access must be taken from the lesser order street(s). As such the applicant has requested a Special Exception to allow Cliff Drive to serve as access to proposed Lot D in lieu of Miracle Place. A Major Drainage Easement is located on Lot D as it abuts Miracle Place. The Engineering Division has indicated that drainage improvements within the Major Drainage Easement will limit and/or preclude access to the property from Miracle Place. In addition, a bridge and/or

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other design improvements may be necessary in order to construct a driveway through the Major Drainage Easement. The Engineering Division has also indicated that the proposed approach location along Cliff Drive aligns with an existing approach located directly east of Cliff Drive. In addition, the approach location meets the separation requirement from the Miracle Place/Cliff Drive intersection as required by the Street Design Criteria Manual. As such, the Engineering Division is recommending approval of the Special Exception request contingent upon the plat being revised to provide a non-access easement along the balance of Cliff Drive.

Section Line: A north-south section line highway is located through the middle of proposed Lot A. Prior to City Council approval, road construction plans for the section line highway must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained to waive the street improvements. The applicant also has the option of vacating the section line highway. Prior to City Council approval of the Preliminary Plat, the section line highway issue must be addressed as identified.

Road Name: The Emergency Services Communication Center has indicated that a road located off Sheridan Lake Road near the Countryside South Subdivision is already named Miracle Place. To date, several homes are currently addressed off that roadway. The Emergency Services Communication Center has also indicated that no homes are currently addressed off Miracle Place as it abuts the subject property. As such, prior to Final Plat approval, a road name change must be approved for Miracle Place. The Emergency Services Communication Center has indicated that alternate road names for the street must be submitted for review and approval.

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

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