

STAFF REPORT

December 5, 2002

No. 02PL108 - Layout, Preliminary and Final Plat

ITEM 10

GENERAL INFORMATION:

PETITIONER	Robert Looyenga
REQUEST	No. 02PL108 – Layout/Preliminary/Final Plat
EXISTING LEGAL DESCRIPTION	Lots 35, 36, and 37 of Ponderosa Ridge Estates located in the N1/2 of the NW1/4 Section 31, T2N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 35R, Lot 36R, and Lot 37R, Ponderosa Ridge Estates located in the N1/2 of the NW/14 Section 31, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.512 acres
LOCATION	6510 Sun Ridge Road, 6560 Sun Ridge Road and 1107 Wild Life Road
EXISTING ZONING	Suburban Residential District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Suburban Residential District
East:	Suburban Residential District
West:	Suburban Residential District
PUBLIC UTILITIES	Central water system and septic system
DATE OF APPLICATION	10/11/2002
REPORT BY	Tom Kurtenbach

RECOMMENDATION: This item was continued from the November 7, 2002 Planning Commission meeting. Staff recommends that the Layout/Preliminary/Final Plat Plat for Lot 35R, Lot 36R, and Lot 37R, Ponderosa Ridge Estates Subdivision, be approved with the following stipulations:

Engineering Division Recommendations:

- 1. Prior to Preliminary Plat approval by City Council, 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 showing the location of utilities, storm drainage, curb and gutter and sidewalk improvements for all adjacent and interior roadways or a Variance to the Subdivision Regulations shall be obtained;**
- 2. Prior to Preliminary Plat approval by City Council, construction plans for the**

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section line highway located along the north lot line shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained or the section line highway shall be vacated;

3. Prior to Preliminary Plat approval by City Council, non-access easement(s) at the intersection of Sun Ridge Road and Wild Life Road shall be shown on the plat. The easement(s) shall comply with standards presented in the Street Design Criteria Manual;
4. Prior to Preliminary Plat approval by City Council, septic easements shall be shown on the plat;
5. Prior to Preliminary Plat approval by City Council, clarification shall be made whether existing utility and minor drainage easements are retained or vacated;

Fire Department Recommendations:

6. Prior to Final Plat approval by City Council, a note shall be placed on the plat stating, "If driveway or street grades exceed 16 percent, then fire sprinklers shall be required for all residences";
7. Prior to Preliminary Plat approval by City Council, a wild land fire mitigation plan shall be approved by the Rapid City Fire Department;

Pennington County Highway Recommendations:

8. Prior to Preliminary Plat approval, the note, "Area to be dedicated as public right of way this survey: 0.430 ac. +/-" shall read "Area to be dedicated as public right of way this survey: 0.043 ac. +/-";

Urban Planning Division Recommendations:

9. Prior to Final Plat approval by the City Council, surety shall be posted for any required subdivision improvements that have not been completed; and,
10. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval, and the subdivision inspection fees shall be paid.

GENERAL COMMENTS: (Updates to the staff report are shown in bold.) The applicant has submitted a Layout/Preliminary/Final Plat to reconfigure the lot lines of existing Lots 35, 36 and 37. The property is located north of Sun Ridge Road and Wildlife Road within the Ponderosa Ridge Estates Subdivision. Single family residences currently occupy Lots 35 and 36, whereas Lot 37 is currently unoccupied. The proposed reconfiguration of lot lines appears to increase the size of Lots 35 and 36, and decrease the size of Lot 37. The property is served by a central water system; however, each lot requires a private septic system. Sun Ridge Road and Wildlife Road are currently paved roads with no curb and gutter, sidewalks or street lights. A section line highway abuts the north lot lines of Lots 35 and 37.

The applicant has submitted a Subdivision Regulations variance request (File #02SV048) to waive the requirement to install the required curb and gutter, sidewalk, street light conduit and dry sewer along both Sun Ridge Road and Wildlife Road. In addition, the variance requests to waive all the required subdivision improvements within the section line highway abutting the north lot lines of Lots 35 and 37.

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STAFF REVIEW: Staff has reviewed the Layout/Preliminary/Final Plat and has noted the following concerns:

Engineering: Initial and reserve drain field locations shall be identified on the plat. Non-access easement(s) at the intersection of Sun Ridge Road and Wild Life Road shall be shown on the plat. The easement(s) shall comply with standards presented in the Street Design Criteria Manual.

Fire Department: The Uniform Fire Code states that when access roads cannot be installed due to location of property, topography, waterways, non-negotiable grades, or similar conditions, the Fire Chief is authorized to require additional fire protection as specified in Section 1001.9 Special Hazards. According to the City Street Design Criteria Manual, the maximum driveway grade shall not exceed 16 percent. This criterion, in conjunction with other driveway specifications, provides the proper driveway design to support safe ingress and egress for vehicles, including large fire apparatus. Therefore, the Fire Department recommends that the following note appear on the plat, "If driveway or street grades exceed 16 percent, then fire sprinklers shall be required for all residences".

Section Line Right of Way: The north lot line of the subject property is a section line with an accompanying section line highway. The Subdivision Regulations require that the section line highway must be improved or the applicant must obtain a Subdivision Regulations Variance to waive the requirement for the improvements, or the section line highway must be vacated. Construction plans for the section line highway located along the north lot line shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained, or the section line highway shall be vacated.

Subdivision Improvements: Upon submittal of the Preliminary Plat, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. These plans must include construction plans in compliance with City Standards and the Street Design Criteria Manual for all subdivision improvements. In particular, complete street design plans shall be submitted showing the location of utilities, storm drainage, curb and gutter and sidewalk improvements for all adjacent and interior roadways or a Variance to the Subdivision Regulations shall be obtained.

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