

STAFF REPORT

May 8, 2003

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**No. 03PL043 - Layout Plat**

**ITEM 42**

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GENERAL INFORMATION:

PETITIONER	Davis Engineering, Inc. for Verlyn and Cindy Bourne
REQUEST	<b>No. 03PL043 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Lot B less the west two feet located in the SW1/4 SW1/4 of Section 20, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.7 acres
LOCATION	5511 Hidden Valley Lane
EXISTING ZONING	County
SURROUNDING ZONING	
North:	County
South:	County
East:	County
West:	County
PUBLIC UTILITIES	Private on-site wastewater and water
DATE OF APPLICATION	04/15/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Upon submittal of a Preliminary Plat, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show a drainfield easement for the existing and proposed drainfield and a reserve drainfield easement for the future location of a replacement drainfield on each lot;
2. Upon submittal of a Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be submitted for review and approval. In addition, the plat document shall be revised to show the location of the community well located north of proposed Lot A. A well agreement to allow the community well to serve the subject property shall be submitted for review and approval

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- and the applicant shall demonstrate that the well provides adequate domestic water flows. If a separate well is proposed for proposed Lot B, then the location of the well shall be identified and the applicant shall also demonstrate that the well provides adequate domestic water flows. In addition, the plat document shall be revised to show utility and maintenance easement(s) for the well(s) as necessary;
3. Upon submittal of a 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. In particular, complete street design plans shall be submitted showing the location of utilities, storm drainage, curb, gutter, street light conduit, sidewalk and pavement improvements for all adjacent roadways;
  4. Upon submittal of a Preliminary Plat, a complete drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to show drainage easements as needed;
  5. Upon submittal of a Preliminary Plat, road construction plans for Hidden Valley Road shall be submitted for review and approval. In particular, an additional 17 feet of right-of-way shall be dedicated for that portion of Hidden Valley Road that abuts the subject property. In addition, the road shall be constructed as a principal arterial street with curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
  6. Upon submittal of a Preliminary Plat, road construction plans for Hidden Valley Lane shall be submitted for review and approval. In particular, the road shall be constructed with a 27 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
  7. Upon submittal of a Preliminary Plat, the plat document shall be revised to show an access easement extending south from Hidden Valley Lane to serve proposed Lot B. In addition, road construction plans shall be submitted for review and approval. In particular, the road shall be constructed with a minimum 49 foot wide right-of-way and a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer and an all weather turnaround at the end of Hidden Valley Lane or a Variance to the Subdivision Regulations shall be obtained;
  8. Upon submittal of a Preliminary Plat, the plat document shall be revised to show a non-access easement along Hidden Valley Road or a Special Exception to the Street Design Criteria Manual shall be obtained to allow access from a principal arterial street in lieu of a lesser order street or a Comprehensive Plan Amendment to the Major Street Plan relocating the principal arterial street shall be obtained.
  9. Upon submittal of a Preliminary Plat, the road shall be reconstructed with a gradient not to exceed 10% as per the Street Design Criteria Manual or a Special Exception to the Street Design Criteria Manual shall be obtained;
  10. Upon submittal of the Preliminary Plat, Hidden Valley Lane shall be redesigned to meet the minimum design standards for a cul-de-sac roadway which shall not exceed 500 feet in length with a turnaround at the closed end or a Special Exception to the Street Design Criteria Manual shall be obtained. If a Special Exception is obtained to extend the length of the cul-de-sac, then intermediate turnaround(s) at intervals not to exceed 600 feet shall be provided or a Special Exception to the Street Design Criteria Manual shall also be obtained;

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11. The Special Exception to allow access from Hidden Valley Road, a principal arterial street, in lieu of a lesser order street as required by the Street Design Criteria Manual is hereby denied;

Pennington County Highway Department Recommendation:

12. Upon submittal of a Preliminary Plat, the existing approach located along Hidden Valley Lane shall be removed. If a Special Exception is granted to allow access to proposed Lot B from Hidden Valley Lane or a Comprehensive Plan Amendment to the Major Street Plan to relocate the principal arterial street obtained, then the applicant shall submit an approach permit for review and approval;

Fire Department Recommendations:

13. Upon submittal of a Preliminary Plat, 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;
14. Upon submittal of a Preliminary Plat, the applicant shall demonstrate fire department apparatus access to each lot. In particular, the plat document shall be revised to show an all weather surface emergency vehicle turnaround on each lot for any driveway in excess of 150 feet in length;

Urban Planning Division Recommendations:

15. Prior to approval of the Preliminary Plat and after approval of the Layout Plat, the property shall be annexed into the incorporated City limits of Rapid City;
16. Prior to approval of the Final Plat, the property shall be rezoned to allow the proposed residential development and the Rapid City Area Long Range Comprehensive Plan shall be amended accordingly;
17. Prior to Final Plat approval by the City Council, the plat document shall be revised to show a 10 foot wide planting screen easement along the south lot line of proposed Lot B. The planting screen easement shall be shown on the plat so as not to interfere with any lot line utility and/or drainage easements;
18. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
19. 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 a 2.7 acre parcel into two lots to be known as Lot A and Lot B. The property is located west of Sturgis Road between Hidden Valley Lane and Hidden Valley Road. Currently, a single family residence is located on proposed Lot A. Proposed Lot B is currently void of any structural development.

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

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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:

**Annexation/Zoning:** The subject property is located in Pennington County, adjacent to the City limits of Rapid City and is currently zoned General Agriculture District by the County. Upon platting, the subject property must be annexed into the City pursuant to adopted City policy. Upon annexation, the property will be zoned No Use District. Prior to Final Plat approval, the property must be rezoned to allow the proposed residential development. The property is identified on the Rapid City Area Long Range Comprehensive Plan as appropriate for industrial use. As such, in conjunction with the associated rezoning request, the Comprehensive Plan must be amended accordingly to allow the residential development.

**Water:** The Engineering Division has indicated that a water plan must be submitted for review and approval. In addition, the plat document must be revised to show the location of the existing community well located north of proposed Lot A. A well agreement allowing the community well to serve the subject property must be submitted for review and approval and the applicant must demonstrate that the well provides adequate domestic water flows. If a separate well is proposed for Lot B, then the location of the well must be identified and the applicant must also demonstrate that the well provides adequate domestic water flows. In addition, the plat document must be revised to show utility and maintenance easement(s) for the well(s) as necessary.

**Sewer:** The Engineering Division has indicated that a sewer plan must be submitted for review and approval. In addition, a site plan must be submitted showing the location of the existing septic tank and drainfield. Upon submittal of a Preliminary Plat, the plat document must be revised to show a drainfield easement for the existing drainfield located on Lot A and the proposed drainfield to be located on Lot B. The Engineering Division has recommended that the plat document be revised to provide a reserve drainfield easement for the future location of a replacement drainfield on each lot.

**Hidden Valley Road:** Hidden Valley Road is located along the south lot line of proposed Lot B. Hidden Valley Road is classified as a principal arterial street on the Major Street Plan requiring a minimum 100 foot wide right-of-way. Currently, Hidden Valley Road is located within a section line highway and has a 66 foot right-of-way width. Upon submittal of a Preliminary Plat, the plat document must be revised to dedicate an additional 17 feet of right-of-way for that portion of Hidden Valley Road that abuts the subject property. In addition, the applicant must submit construction plans showing the improvement of Hidden

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Valley Road with curb, gutter, street light conduit, sewer and water or a Variance to the Subdivision Regulations must be obtained.

Currently, an approximate 24 foot wide paved road is located within the Hidden Valley Road right-of-way. The Engineering Division has indicated that portions of the road have been constructed with a gradient in excess of 14%. The Pennington County Highway Department and the Engineering Division have indicated that the road was constructed without approved construction plans from either the City or the County. As such, the road must be reconstructed with a gradient not to exceed 10%, although a gradient of less than 7% is preferable, as per the Street Design Criteria Manual or a Special Exception must be obtained.

The Engineering Division has indicated that access to proposed Lot B must be provided from Hidden Valley Lane, the lesser order street, in lieu of Hidden Valley Road, the principal arterial street or a Special Exception to the Street Design Criteria Manual must be obtained. The applicant has submitted a Special Exception request to allow access via Hidden Valley Road in lieu of the lesser order street. However, due to traffic issues associated with a principal arterial street, staff can not support the request. In particular, as this area develops and/or redevelops direct access onto the principal arterial street should be precluded to the greatest degree possible in order to allow the road to safely function as a principal arterial street. The applicant also has the option of seeking a Comprehensive Plan Amendment to the Major Street Plan to relocate the principal arterial street. Traffic engineering analysis, topographic information and other documentation must be submitted with such a request justifying any proposed change in the plan.

The Pennington County Highway Department has indicated that an approach to proposed Lot B has recently been constructed along Hidden Valley Road. The Pennington County Highway Department has also indicated that the approach was constructed without the review and approval of an approach permit and, as such, is recommending that the approach be removed. If a Special Exception is granted as requested or a Comprehensive Plan Amendment to relocate the principal arterial street is obtained, then an approach permit must also be submitted for review and approval.

Hidden Valley Lane: Hidden Valley Lane is located along the north lot line of the subject property and is classified as a local street requiring that it be constructed with a minimum 52 foot wide right-of-way and a 27 foot wide paved surface. Currently, Hidden Valley Lane is constructed with a 60 foot wide right-of-way and an approximate 12.5 foot wide paved surface for the eastern most 60 feet of the road as it abuts the subject property and continues east to Sturgis Street. The balance of the road extending west along the subject property is an approximate 12 to 20 foot wide gravel roadway. Upon submittal of a Preliminary Plat, the applicant must submit construction plans showing the improvement of Hidden Valley Lane as a local road with curb, gutter, street light conduit, sewer, water and additional pavement or a Variance to the Subdivision Regulations must be obtained.

The Fire Department has indicated that the property is located in a moderate to high wild fire

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area. The Street Design Criteria Manual states that cul-de-sacs shall not exceed 500 feet in length in moderate, high or extreme fire hazard areas. In addition, the Street Design Criteria Manual states that intermediate turnarounds at intervals not to exceed 600 feet must be provided. Currently, Hidden Valley Lane is an approximate 910 foot long cul-de-sac street. Upon Preliminary Plat submittal, Hidden Valley Lane must be redesigned to meet the requirements of a cul-de-sac as stated per the Street Design Criteria Manual or a Special Exception must be obtained. The Fire Department has also indicated that a hard surfaced turnaround must be constructed at the end of Hidden Valley Lane in order to accommodate Fire Department apparatus.

Access Easement: As previously indicated, the Engineering Division and the Pennington County Highway Department have indicated that an alternate access road extending south from Hidden Valley Lane must be constructed to serve as access to proposed Lot B. The access easement must be constructed as a lane/place street with a minimum 49 foot wide right-of-way and a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water, sewer and pavement or a Variance to the Subdivision Regulations must be obtained.

Fire Department: As previously indicated, the Fire Department has indicated that the property is located in a moderate to high wild fire area. As such, upon submittal of a Preliminary Plat, the applicant must submit a Wild Land Fire Mitigation Plan for review and approval. In addition, the Wild Land Fire Mitigation Plan must be implemented prior to Final Plat approval by the City Council. The Fire Department has also indicated that the plat document must be revised upon Preliminary Plat submittal to show an all weather surface emergency vehicle turnaround on each lot for any driveway in excess of 150 feet in length.

Planting screen easement: Chapter 16.12.190.E of the Subdivision Regulations states that "...along the line of lots (within a residential development) abutting traffic artery(s) or any other such disadvantageous feature, the subdivider shall put in a planting screen easement of not less than ten feet in width, across which no right of access shall be provided". As previously indicated, Hidden Valley Road is classified as a principal arterial street on the Major Street Plan requiring that the plat document be revised to show a ten foot planting screen easement along the north lot line of proposed Lot A. Staff is recommending that the plat document be revised accordingly upon submittal of a Preliminary Plat. The planting screen easement must be shown on the plat so as not to interfere with any lot line utility and/or drainage easements.

Drainage: The Engineering Division and the Pennington County Drainage Engineer have indicated that a drainage plan must be submitted for review and approval. In particular, the drainage plan must demonstrate the adequacies of existing drainage facilities and/or the need for drainage facility improvements. In addition, the plat document must be revised to show drainage easements as needed.

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