

STAFF REPORT

June 26, 2003

No. 03PL054 - Preliminary and Final Plat

ITEM 23

GENERAL INFORMATION:

PETITIONER	Davis Engineering, Inc. for Verlyn and Cindy Bourne
REQUEST	No. 03PL054 - Preliminary and Final Plat
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
PROPOSED LEGAL DESCRIPTION	Lot A and Lot B of Bourne Addition 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:	General Agriculture District
East:	County
West:	County
PUBLIC UTILITIES	Private on-site water and wastewater
DATE OF APPLICATION	05/12/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

- 1. Prior to Preliminary Plat approval by the City Council, 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. Prior to Preliminary Plat approval by the City Council, 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**

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shall be submitted for review and approval 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. In addition, the plat document shall be revised to show utility and maintenance easement(s) for the well(s) as necessary;

3. Prior to Preliminary Plat approval by the City Council, 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;
4. Prior to Preliminary Plat approval by the City Council, 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 and a hard surface fire apparatus turnaround at the end of the cul-de-sac;

Pennington County Highway Department Recommendation:

5. Prior to Preliminary Plat approval by the City Council, an approach permit for the existing approach located along Hidden Valley Road shall be submitted for review and approval;

Fire Department Recommendations:

6. 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;
7. Prior to Preliminary Plat approval by the City Council, 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;

Register of Deed's Office Recommendation:

8. Prior to approval of the Final Plat by the City Council, the plat title shall be revised to read "formerly Lot B less the West 2 feet in SW1/4SW1/4...";

Urban Planning Division Recommendations:

9. Prior to approval of the Preliminary Plat by the City Council, the property shall be annexed into the incorporated City limits of Rapid City;
10. 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;
11. 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;
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

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improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS:

This item was continued at the June 5, 2003 Planning Commission meeting at the applicant's request to allow the City Council to act upon an associated Variance to the Subdivision Regulations and Special Exception requests at their June 16, 2003 City Council meeting. This Staff Report has been revised as of June 18, 2003. All added and/or revised text is shown in bold print. The applicant has submitted a Preliminary and Final Plat to subdivide a 2.7 acre parcel into two lots to be known as Lot A and Lot B. The applicant has also submitted a Variance to the Subdivision Regulations to waive all street improvements on Hidden Valley Lane and Hidden Valley Road. In addition, the applicant has submitted several Special Exception requests to preclude constructing the two streets in compliance with the City's Street Design Criteria Manual. The applicant has also submitted a petition for annexation to annex the property into the City limits. Subsequently, the applicant has submitted a rezoning request to change the zoning designation on the property from No Use District to Low Density Residential District and a Comprehensive Plan Amendment to change the future land use designation from industrial to Low Density Residential. (See companion items #03SV020, 03AN002, 03RZ022 and 03CA014.)

On May 19, 2003 the City Council approved Layout Plat #03PL043 to subdivide the subject property as identified on this Preliminary and Final Plat.

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.

STAFF REVIEW:

The applicant has indicated that if the Variances to the Subdivision Regulations and the Special Exception requests to the Street Design Criteria Manual are not approved, the Preliminary and Final Plat will be withdrawn. As such, the applicant has requested that the Preliminary and Final Plat be continued to the June 26, 2003 Planning Commission meeting to allow the City Council to act upon the Variance to the Subdivision Regulations and Special Exception requests at their June 16, 2003 City Council meeting. **On June 16, 2003, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, sewer and water on Hidden Valley Lane and Hidden Valley Road with the stipulation that the applicant sign a Waiver of Right to Protest future assessment projects for the improvements. The applicant's request for a variance to construct Hidden Valley Lane with a minimum 27 foot wide paved surface and a hard surface fire apparatus turnaround at the end of the cul-de-sac was denied. In addition, Special Exceptions were granted to allow Hidden Valley Road, a cul-de-sac street, to be in excess of 500 feet in length and to waive the requirement to provide intermediate turnarounds at intervals not to exceed 600 feet; to allow Hidden Valley Road, a principal arterial street, to have a 14%**

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gradient in lieu of the maximum allowed 10% gradient; and, 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.

Staff has reviewed the Preliminary and Final Plat and has noted 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. The applicant has submitted an annexation petition to annex into the City limits pursuant to adopted City policy. Upon annexation, the property will be zoned No Use District. As such, the applicant has also submitted a Rezoning request to change the zoning of the subject property from No Use District to Low Density Residential District. The applicant has also submitted a Comprehensive Plan Amendment to change the appropriate land use of the property as identified on the Rapid City Area Long Range Comprehensive Plan from industrial use to low density residential use. Prior to Final Plat approval the Rezoning request and the associated Comprehensive Plan Amendment request must be approved.

Water: The Engineering Division has indicated that 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. 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 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: 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. Based on the granting of the Special Exception allowing direct access to Hidden Valley Road, the County staff is recommending that an approach permit be obtained prior to Preliminary Plat approval by the City Council.

Hidden Valley Lane: As previously indicated, a Variance to the Subdivision Regulations to waive the requirement for paving Hidden Valley Lane was denied requiring that the road be constructed with a minimum 27 foot wide paved surface and a hard surface fire apparatus turnaround at the end of the cul-de-sac. As such, prior to Preliminary

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Plat approval by the City Council, road construction plans for Hidden Valley Lane must be submitted for review and approval. To date, those plans have not been submitted.

Fire Department: The Fire Department has indicated that the property is located in a moderate to high wild fire area. As such, prior to Preliminary Plat approval by the City Council, 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 prior to Preliminary Plat approval 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 prior to Preliminary Plat approval by the City Council. 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.