

STAFF REPORT

January 8, 2004

No. 03PL122 - Layout Plat

ITEM 25

GENERAL INFORMATION:

PETITIONER	Centerline for Magheramore, LLC
REQUEST	No. 03PL122 - Layout Plat
EXISTING LEGAL DESCRIPTION	That portion of NE1/4 lying west of railroad right-of-way; N1/2 NW1/4; SE1/4 NW1/4; NE1/4 SW1/4, Section 34, T1N, R8E, BHM, Pennington County, South Dakota; that portion of the NE1/4 NE1/4 lying east of Old Folsom Road, Section 33, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 10, Block 1, Darlington Estates, Section 34, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 106 acres
LOCATION	Southeast of the intersection of Lamb Road and Old Folsom Road
EXISTING ZONING	General Agriculture District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	General Agriculture District (County)
East:	General Agriculture District (County)/Limited Agriculture District (County)
West:	General Agriculture District (County)/Limited Agriculture District (County)
PUBLIC UTILITIES	Private on-site water and wastewater
DATE OF APPLICATION	12/11/2003
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 application, a grading plan and an erosion and sediment control plan for all improved areas shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat application, a drainage plan shall be submitted for

STAFF REPORT

January 8, 2004

No. 03PL122 - Layout Plat

ITEM 25

- review and approval. The drainage plan shall provide controls to maintain run-off to pre-developed flows. In addition, the plat document shall be revised to provide drainage easements as necessary;
3. Upon submittal of a Preliminary Plat application, 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. If individual on-site wastewater systems are proposed, then an on-site wastewater plan prepared by a Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems shall be submitted for review and approval;
 4. Upon submittal of a Preliminary Plat application, 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 obtained. If on-site well(s) are used, data to confirm that the well(s) have sufficient flows and water quality shall be submitted for review and approval;
 5. Upon submittal of a Preliminary Plat application, road construction plans for Old Folsom Road shall be submitted for review and approval. Old Folsom Road shall be constructed with a minimum 100 foot wide right-of-way and a 36 foot wide paved surface, curb, gutter, street light conduit, water and sewer improvements or a Variance to the Subdivision Regulations shall be obtained;
 6. Upon submittal of a Preliminary Plat application, road construction plans for Lamb Road shall be submitted for review and approval. Lamb Road shall be constructed with a minimum 100 foot wide right-of-way and a 36 foot wide paved surface, curb, gutter, street light conduit, water and sewer improvements or a Variance to the Subdivision Regulations shall be obtained;
 7. Upon submittal of a Preliminary Plat application, road construction plans for the private access easement shall be submitted for review and approval. The private access easement shall be constructed to City standards with a minimum 45 foot wide easement width and a 20 foot wide paved surface and curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 8. Upon submittal of a Preliminary Plat application, road construction plans for the "52 foot wide right-of-way" un-named cul-de-sac shall be submitted for review and approval. The cul-de-sac shall be constructed to City standards with a 20 foot wide paved surface, curb, gutter, street light conduit, water and sewer improvements or a Variance to the Subdivision Regulations shall be obtained. If the turnaround is located outside of the area being platted, an access easement shall be recorded at the Register-of-Deed's Office as a miscellaneous document prior to Final Plat application;
 9. Upon submittal of a Preliminary Plat application, construction plans for the section line highway shall be submitted for review and approval. The section line highway shall be constructed to City standards with a minimum 24 foot wide paved surface, curb, gutter street light conduit, water and sewer improvements or a Variance to the Subdivision Regulations shall be obtained to waive the street improvement or the section line highway shall be vacated or re-located;
 10. Upon submittal of a Preliminary Plat application, a Master Plan for the balance of the two properties shall be submitted for review and approval;
 11. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision

STAFF REPORT

January 8, 2004

No. 03PL122 - Layout Plat

ITEM 25

improvements shall be submitted for review and approval;

Fire Department Recommendations:

12. Upon submittal of the Preliminary Plat application, 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 or a Variance to the Subdivision Regulations waiving the requirement to provide a central water system shall be obtained;
13. A Special Exception is hereby granted to allow a 1,350 foot long cul-de-sac without intermediate turnarounds in lieu of a 1,200 foot long cul-de-sac with intermediate turnarounds every 600 feet as per the Street Design Criteria Manual with the stipulation that a turnaround with a minimum 118 foot diameter right-of-way and a 92 foot wide diameter paved surface shall be provided at the end of the cul-de-sac;

Pennington County Highway Department Recommendations:

14. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show a non-access easement along Old Folsom Road and Lamb Road except for the approved approach location to Lot 1;
15. Upon submittal of a Final Plat application, a road maintenance agreement for the private access easement and the "52 foot wide right-of-way" cul-de-sac shall be submitted for review and approval;

Pennington County Planning Department Recommendations:

16. Upon submittal of a Final Plat application, the property shall be rezoned from General Agriculture District to Limited Agriculture District;
17. Upon submittal of a Final Plat application, a reserve area shall be shown or a note shall be placed on the plat indicating that at the time a Building Permit is applied for, a reserve drainfield area will be identified and held in reserve unless a public sewer system is provided;
18. Upon submittal of a Final Plat application, the applicant shall provide a copy of a homeowners covenants identifying that a minimum 50 foot setback will be provided along the proposed private access easement;

Emergency Services Communication Services Recommendation:

19. Upon submittal of a Preliminary Plat, road names for the private access easement and the "52 foot wide right-of-way" cul-de-sac shall be submitted for review and approval. In addition, the plat document shall be revised to show the approved road names;

Urban Planning Division Recommendations:

20. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show a 10 foot wide planting screen easement along Old Folsom Road and Lamb Road or a Variance to the Subdivision Regulations shall be obtained; and,
21. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

STAFF REPORT

January 8, 2004

No. 03PL122 - Layout Plat

ITEM 25

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide a 214 acre parcel and a 100 acre parcel into 10 lots leaving an approximate 106 acre and a 90 acre unplatted balance, respectively. The lots range in size from 10.0003 acres to 13.06 acres. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to construct curb, gutter, street light conduit, water, sewer and pavement along a private access easement and a "52 foot wide right-of-way" cul-de-sac; to waive the requirement to construct curb, gutter, street light conduit, water, sewer and improve pavement along Old Folsom Road and Lamb Road; to waive the requirement to improve a section line highway to City Street Design Standards; and, to waive the requirement to provide a ten foot wide planting screen easement along Old Folsom Road and Lamb Road. (See companion item #03SV049.)

The property is located in the southeast corner of the Old Folsom Road/Lamb Road intersection and 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 Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approval 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 Rapid City Municipal 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 noted the following considerations:

Zoning: The property is located outside of the City limits of Rapid City but within the City's three mile platting jurisdiction. The Pennington County Planning Department staff has indicated that the property is currently zoned General Agriculture District. The General Agriculture District requires a minimum lot size of 40 acres. The applicant has submitted a Rezoning request to Pennington County to change the zoning designation of the property from General Agriculture District to Limited Agriculture District. The Limited Agriculture District requires a minimum 10 acre lot size. The proposed lots will range in size from 10.0003 to 13.06 acres. The Pennington County Planning Department staff has indicated that the County Board of Commissioners will consider the Rezoning request at their January 12, 2004 meeting. Staff is recommending that the property be rezoned as identified prior to Final Plat application.

Drainage: As part of the Preliminary Plat application, a drainage plan must be submitted for

STAFF REPORT

January 8, 2004

No. 03PL122 - Layout Plat

ITEM 25

review and approval. In particular, the drainage plan must provide controls to maintain run-off to pre-developed flows. The grading plan and an erosion and sediment control plan for all improved areas must also be submitted for review and approval. In addition, upon submittal of a building permit, a lot by lot drainage, grading and sediment control plan should be submitted to the Pennington County Planning Department and/or the Pennington County Highway Engineer. The plat document must be revised to provide drainage easements as needed. Staff is recommending that upon submittal of a Preliminary Plat application, a drainage and grading plan, as well as an erosion and sediment control plan, be submitted for review and approval and the plat document be revised to provide drainage easements as identified.

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s) or a Variance to the Subdivision Regulations must be obtained waiving the requirement to install a central water system. In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access. Staff is recommending that construction plans be submitted for review and approval as identified upon Preliminary Plat submittal.

Sewer: Sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines must be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. If individual on-site wastewater systems are used, then an on-site wastewater plan prepared by a Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems must be submitted for review and approval. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance.

Water: Water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. If on-site well(s) are used, data to confirm that the well(s) have sufficient flows and water quality must be submitted for review and approval. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance.

Old Folsom Road: Old Folsom Road is classified as a principal arterial street on the City's Major Street Plan requiring that the street be constructed with a minimum 100 foot wide right-of-way and a 36 foot wide paved surface with curb, gutter, street light conduit, water and sewer. Currently, Old Folsom Road, as it abuts the subject property, is located in a 66 foot wide right-of-way with an approximate 24 foot wide graveled surface. To date, curb, gutter, street light conduit, water and sewer have not been constructed along Old Folsom Road. The Layout Plat identifies the dedication of 17 additional feet of right-of-way providing the 50 feet of right-of-way needed from the property for future road expansion. Upon submittal of a Preliminary Plat application, road construction plans showing the construction of a 36 foot wide paved surface with curb, gutter, street light conduit, water and

STAFF REPORT

January 8, 2004

No. 03PL122 - Layout Plat

ITEM 25

sewer improvements must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Lamb Road: Lamb Road is also classified as a principal arterial street on the City's Major Street Plan requiring that the street be constructed with a minimum 100 foot wide right-of-way and a 36 foot wide paved surface, curb, gutter, street light conduit, water and sewer improvements. Currently, Lamb Road is located in a 66 foot wide right-of-way with an approximate 24 foot wide paved surface. Presently, curb, gutter, street light conduit, water and sewer have not been constructed along Lamb Road. The Layout Plat identifies the dedication of 17 additional feet of right-of-way providing the 50 feet of additional right-of-way needed from this property. Upon submittal of a Preliminary Plat application, road construction plans showing the construction of a 36 foot wide paved surface, curb, gutter, street light conduit, water and sewer improvements must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Private Access Easement: The Layout Plat identifies a private access easement, being an approximate 600 foot long cul-de-sac, serving as access to four lots. (The Street Design Criteria Manual allows an easement to serve four lots.) The private access easement is classified as a lane place street requiring that a minimum 45 foot wide right-of-way (or easement width) be provided and that a 20 foot wide paved surface with curb, gutter, street light conduit, water and sewer improvements be constructed. The Layout Plat identifies that the private access easement will be constructed with a 45 foot wide easement and a 20 foot wide graveled surface. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the private access easement be submitted as required by City Ordinance or a Variance to the Subdivision Regulations be obtained.

The Pennington County Planning Department staff has also noted that the lot lines are located down the middle of the proposed access easement. As such, the Planning Commission Planning Department staff are recommending that applicant record covenants identifying that a minimum 50 foot setback will be provided along the proposed private access easement in order to insure that adequate setbacks are being maintained from the proposed street.

"52 Foot Wide Right-of-way" Cul-de-sac: The Layout Plat identifies a "52 foot wide right-of-way" cul-de-sac serving as access to five lots. The cul-de-sac is classified as a lane place street requiring that a minimum 45 foot wide right-of-way be provided and that a 20 foot wide paved surface with curb, gutter, street light conduit, water and sewer improvements be constructed. The Layout Plat identifies that the cul-de-sac will be constructed with a 52 foot wide right-of-way and a 22 foot wide graveled surface. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the cul-de-sac be submitted as identified or a Variance to the Subdivision Regulations be obtained.

The Layout Plat identifies that the length of the proposed cul-de-sac is approximately 1,350 feet. The Street Design Criteria Manual states that a cul-de-sac shall not exceed 1,200 feet in length. In addition, an intermediate turnaround must be provided along a cul-de-sac at

STAFF REPORT

January 8, 2004

No. 03PL122 - Layout Plat

ITEM 25

intervals not exceeding 600 feet. The applicant has requested a Special Exception to allow the cul-de-sac length as identified without intermediate turnarounds. The Fire Department staff has indicated that the property is located within a mild fire hazard area. As such, the Fire Department staff has indicated that the Special Exception can be supported with the stipulation that a turnaround with a minimum 118 foot diameter right-of-way and a 92 foot wide diameter paved surface be provided at the end of the cul-de-sac. The Fire Department staff has also indicated that the individual driveway approaches will serve as intermediate turnarounds.

Section Line Highway: A north-south section line highway is located in the western portion of the subject property. The section line highway must be improved to City Street Design standards or a Variance to the Subdivision Regulations must be obtained to waive the street improvement or the section line highway must be vacated or re-located. Due to the close proximity of the section line highway to Old Folsom Road and Lamb Road, the Pennington County Highway Department staff has indicated that they would support a request to relocate the section line highway to these two road locations. Staff is recommending that the section line highway issue be addressed prior to Preliminary Plat application.

Non-Access Easement: The Pennington County Highway Department has indicated that the plat document must be revised to show a non-access easement along Old Folsom Road and Lamb Road except for the approved approach location to proposed Lot 1. Staff is recommending that the plat document be revised accordingly upon submittal of a Preliminary Plat.

Road Maintenance Agreement: The Pennington County Highway Department staff has indicated that a road maintenance agreement for the private access easement and the "52 foot wide right-of-way" cul-de-sac must be submitted for review and approval. Staff is recommending that upon Final Plat application, a road maintenance agreement be submitted for review and approval as required by City Ordinance.

Staff believes that the proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.