

STAFF REPORT
April 8, 2004

No. 04PL034 - Layout Plat

ITEM 43

GENERAL INFORMATION:

PETITIONER	Gary and Donna Kluthe
REQUEST	No. 04PL034 - Layout Plat
EXISTING LEGAL DESCRIPTION	SE1/4 NE1/4 and NE1/4 NE1/4 lying south of County Road #C228 (Sheridan Lake Road) Less Lot W, all located in Section 36, T1N, R6E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 25 of Bridle Path Estates, Section 36, T1N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 64.19 acres
LOCATION	9425 Sheridan Lake Road
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	Private water and sewer
DATE OF APPLICATION	03/08/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

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 review and approval. 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;

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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. If a shared well and/or a community water facility is proposed than it shall be designed as a public water system or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show utility easement(s) as needed;
5. Upon submittal of the Preliminary Plat application, a pavement design with supporting geotechnical information shall be submitted for review and approval;
6. Upon submittal of the Preliminary Plat application, road construction plans for Sheridan Lake Road shall be submitted for review and approval. In particular, Sheridan Lake Road shall be constructed with curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations shall be obtained;
7. Upon submittal of the Preliminary Plat application, road construction plans for Peregrine Point Place shall be submitted for review and approval. In particular, Peregrine Point Place shall be constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
8. Upon submittal of the Preliminary Plat application, road construction plans for Bridle Path Lane shall be submitted for review and approval. In particular, that portion of Bridle Path Lane abutting Lot 2 shall be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. In addition, the balance of Bridle Path Lane shall be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer. In addition, the cul-de-sac bulb shall be located in a minimum 110 foot wide diameter right-of-way with a minimum 90 foot wide diameter paved surface or a Variance to the Subdivision Regulations shall be obtained;
9. Upon submittal of the Preliminary Plat application, road construction plans for Horseshoe Loop shall be submitted for review and approval. In particular, that portion of Horseshoe Loop abutting Lot 2 shall be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. In addition, the balance of Horseshoe Loop shall be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
10. Upon submittal of a Preliminary Plat application, the plat document shall be revised to provide a street connection to the south lot line and the west lot line of the subject property. In addition, construction plans shall be submitted identifying the streets located within a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot paved surface with curb, gutter, sidewalk or a Variance to the Subdivision Regulations shall be obtained;
11. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show the existing access easement located in the southeast corner of the subject property. In addition, road construction plans shall be submitted identifying the street located within a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot paved surface with curb, gutter, sidewalk or a Variance to the Subdivision

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- Regulations shall be obtained;
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. Upon submittal of the Preliminary Plat application, a site plan shall be submitted identifying existing approaches along Sheridan Lake Road opposite the subject property;
 14. Upon submittal of the Preliminary Plat application, a phasing plan shall be submitted for review and approval;
 15. Upon submittal of a Preliminary Plat application, a utility master plan shall be submitted for review and approval. In particular, the utility master plan shall provide for the extension of water, sewer and private utilities through the subject property as well as to adjacent properties;
 16. Upon submittal of a Preliminary Plat application, the plat document shall be revised to include "Moyle Petroleum Company" on the ownership certificate or Lot W shall be removed from the proposed plat;
 17. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show the existing 20 foot wide water line and power line easements or the easements shall be vacated accordingly;
 18. Prior to submittal of the Final Plat, the plat document shall be revised to show a ten foot wide planting screen easement as per Chapter 16.12.190.E of the Subdivision Regulations or a Variance to the Subdivision Regulations shall be obtained;
 19. Prior to submittal of the Final Plat application, the plat document shall be revised to show a non-access easement along Sheridan Lake Road and Peregrine Point Place except for the approved approach location(s). In addition, non-access easements shall be shown along Bridle Path Lane and Horseshoe Loop as per the Street Design Criteria Manual;
 20. Prior to submittal of a Final Plat application, a Wild Fire Mitigation Plan shall be submitted for review and approval and the plan shall be implemented;
 21. Upon submittal of a Final Plat application, a road maintenance agreement for Bridle Path Lane and Horseshoe Loop shall be submitted for review and approval. The road maintenance agreement shall also include Peregrine Point Place if access is taken from the street;
 22. 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;
 23. Upon submittal of the Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 24. Prior to submittal of a Final Plat, the applicant shall submit a revised street name for Horseshoe Loop to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street name; and,
 25. 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.

General Comments:

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The applicant has submitted a Layout Plat to subdivide a 64.19 acre parcel into 25 residential lots ranging in size from 1.53 acres to 5.53 acres. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, water and sewer along Sheridan Lake Road; to waive the requirement to install curb, gutter, street light conduit, water, sewer and pavement along Peregrine Point Place; and, to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along the proposed interior streets. (See companion item #04SV018.)

On March 3, 2003, the City Council approved a Layout Plat to subdivide the subject property into two lots. In addition, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to improve Sheridan Lake Road and Peregrine Point Place with the stipulation that the first fifty feet of Peregrine Point place be paved to driveway standards.

The property is located in the southwest corner of the Peregrine Point Place/Sheridan Lake Road intersection on the south side of Sheridan Lake Road. Currently, a single family residence is located on proposed Lot 9. The balance of the property is 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:

Sheridan Lake Road: Sheridan Lake Road is located along the north lot line of the subject property and is classified as a principle arterial street on the City's Major Street Plan requiring that the street be located in a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, street light conduit, sidewalk, water and sewer. Currently, Sheridan Lake Road is located in a 66 foot wide right-of-way with an approximate 36 foot wide paved surface. Staff is recommending that upon submittal of a Preliminary Plat, construction plans for Sheridan Lake Road providing curb, gutter, sidewalk, street light conduit, water and sewer be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to dedicate an additional 17 feet of right-of-way along Sheridan Lake Road.

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Peregrine Point Place: A section line highway, Peregrine Point Place, is located along the east lot line of the subject property. The road is classified as a lane place street requiring a minimum 49 foot wide right-of-way with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water, sewer and pavement. Currently, Peregrine Point Place is located in a 66 foot wide right-of-way with an approximate 20 foot wide graveled surface. Upon submittal of a Preliminary Plat, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Bridle Path Lane: The plat document identifies Bridle Path Lane, a cul-de-sac street, extending south from Sheridan Lake Road serving as legal access to the subject property. That portion of Bridle Path Lane abutting proposed Lot 2 is classified as a sub-collector street requiring that the street be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, street light conduit, water and sewer. The balance of Bridle Path Lane is classified as a lane place street requiring that the street be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer. In addition, the cul-de-sac bulb must be located in a minimum 110 foot wide diameter right-of-way with a minimum 90 foot wide diameter paved surface. Staff is recommending that upon submittal of the Preliminary Plat application, road construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Horseshoe Loop: The plat document identifies Horseshoe Loop as an internal street serving as access to several of the lots within the development. That portion of Horseshoe Loop abutting proposed Lot 2 is classified as a sub-collector street requiring that the street be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, street light conduit, water and sewer. The balance of Horseshoe Loop is classified as a lane place street requiring that the street be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Staff is recommending that upon submittal of the Preliminary Plat application, road construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Road Connections: Staff is recommending that the plat document be revised to provide a street connection to the south lot line and the west lot line of the subject property in order to provide adequate road networking within the area. The two streets will be classified as lane place streets requiring that they be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Staff is recommending that upon submittal of the Preliminary Plat application, road construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

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

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Manual to insure fire apparatus access. Staff is recommending that construction plans be submitted for review and approval as identified upon Preliminary Plat submittal.

The Fire Department staff has also indicated that the property is located in a high wild fire hazard area. As such, prior to submittal of a Final Plat application, a Wild Fire Mitigation Plan must be submitted for review and approval. In addition, the Wild Fire Mitigation Plan must be implemented.

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) and/or a community water source 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.

Drainage: As part of the Preliminary Plat application, a drainage plan must be submitted for review and approval. The drainage plan must identify that any discharge meets pre-development flow rates or on-site detention must be provided. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. 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 needed.

Lot W: The Layout Plat identifies incorporating a well lot known as "Lot W" into the proposed development. However, the lot is owned by the applicant and Moyle Petroleum Company. As such, upon submittal of a Preliminary Plat application, the plat document must be revised to include "Moyle Petroleum Company" on the ownership certificate or Lot W must be removed from the proposed plat. In addition, the plat document must be revised to show the existing 20 foot wide water line and power line easements located on the subject property or the easements must be vacated accordingly.

Road Maintenance Agreement: The Pennington County Highway Department staff has indicated that a road maintenance agreement for Bridle Path Lane and Horseshoe Loop must be submitted for review and approval. In addition, the road maintenance agreement must include Peregrine Point Place if access is to be taken from the street. Staff is

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recommending that upon Final Plat application, a road maintenance agreement be submitted for review and approval as required by City Ordinance.

Street Name: The Emergency Services Communication Center has indicated that a different street name must be submitted for Horseshoe Loop since the road name currently exists for a street located in the valley. As such, staff is recommending that prior to submittal of a Final Plat, the applicant must submit a different street name to the Emergency Services Communication Center for review and approval. In addition, the plat document must be revised to show the approved street name.

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