

STAFF REPORT
September 8, 2005

No. 05PL151 - Layout Plat

ITEM 35

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 05PL151 - Layout Plat
EXISTING LEGAL DESCRIPTION	E1/2 W1/2 SW1/4 SW1/4, Section 32, T1N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tracts A, B and C, Falcon Crest Subdivision, E1/2 W1/2 SW1/4 SW1/4, Section 32, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20 acres
LOCATION	At the southern terminus of Countryside Boulevard
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Low Density Residential District (Pennington County) - General Agriculture District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	8/8/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, a geotechnical report including pavement design must be submitted for review and approval;
2. A Special Exception to the Street Design Criteria Manual to allow a 1,000 foot long cul-de-sac with no intermediate turnarounds in lieu of a maximum 500 foot long cul-de-sac with intermediate turnarounds every 600 feet shall be granted with the stipulation that a Wild Fire Mitigation Plan shall be submitted for review and approval and the plan shall be implemented. Prior to Preliminary Plat approval by the City Council, a Wild Fire Mitigation Plan shall be submitted for review and approval and the plan shall be implemented;
3. A Special Exception is hereby granted to allow 103 dwelling units in lieu of 40 dwelling units with one point of access with the stipulation that a note be placed on the plat stating

STAFF REPORT
September 8, 2005

No. 05PL151 - Layout Plat

ITEM 35

- that the property may not be further subdivided;
4. Upon submittal of a 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;
 5. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 6. Upon submittal of a Preliminary Plat application, road construction plans for Countryside Boulevard shall be submitted for review and approval. In particular, Countryside Boulevard shall be located in a minimum 68 foot wide right-of-way and constructed with a minimum 32 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or the street shall be located in a minimum 60 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. If on-street parking is not provided, the developer shall provide visitor parking at the rate of one paved parking stall per dwelling located within three hundred feet of the residence and the street shall be posted with no parking signs;
 7. Upon submittal of a Preliminary Plat application, road construction plans for the access easement shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 49 foot wide easement and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer or the street shall be located in a minimum 45 foot wide easement and constructed with a minimum 20 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. If on-street parking is not provided, the developer shall provide visitor parking at the rate of one paved parking stall per dwelling located within three hundred feet of the residence and the street shall be posted with no parking signs;
 8. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show access to proposed Tract C. In addition, road construction plans for the street shall be submitted for review and approval. The road construction plans shall show the street located in a minimum 49 foot wide easement or right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer or the street shall be located in a minimum 45 foot wide easement and constructed with a minimum 20 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. If on-street parking is not provided, the developer shall provide visitor parking at the rate of one paved parking stall per dwelling located within three hundred feet of the residence and the street shall be posted with no parking signs. In addition, a turnaround shall be provided at the end of the street with a minimum 110 foot wide diameter easement or right-of-way and constructed with a minimum 92 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water or a hammerhead turnaround in compliance with the City's Fire Department requirements for fire apparatus access shall be provided;
 9. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains, fire hydrants and water lines, including the size of the proposed water lines shall be submitted for review. If a shared well and/or a community water facility is proposed then it shall be designed as a public water system or a Variance to the Subdivision Regulations shall be obtained. In addition, the proposed aquifer and anticipated depth of the well(s) shall be identified.

STAFF REPORT
September 8, 2005

No. 05PL151 - Layout Plat

ITEM 35

- The plat document shall also be revised to show utility easement(s) as needed;
10. 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 a central sewer system is proposed, the applicant shall identify the entity responsible for operation and maintenance and obtain South Dakota Department of Environment and Natural Resource approval. If individual on-site wastewater systems are used, then an on-site wastewater plan prepared by a Registered Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems shall be submitted for review and approval. In particular, the information shall include percolation test data and location as well as soil profile data and locations. In addition, a septic tank plan must be submitted for review and approval as per Chapter 16.20.040.N of the Rapid City Municipal Code;
 11. Upon submittal of a Preliminary Plat application, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall address the characteristics of downstream drainage facilities. In addition, adequate facilities for conveyance of increased or modified flows, proper easements for use of the drainage facilities or demonstration of the application of legal reasonable use principles shall be provided. The plat document shall also be revised to provide drainage easements as necessary to convey upstream run-off across the property;
 12. Upon submittal of a Preliminary Plat application, road name(s) for the access easement(s) shall be submitted for review and approval;
 13. Prior to submittal of a Final Plat application, the applicant shall submit proof of the legal entity which will provide the mechanism for street maintenance and snow removal. In particular, an agreement with Pennington County shall be submitted for review and approval indicating that the proposed street shall be accepted by Pennington County for road maintenance and snow removal; or evidence shall be submitted for review and approval that a road district has been established in accordance with SDCL 31-12A-1; or a legally binding agreement shall be submitted for review and approval by the City Council which guarantees sufficient financial commitment to provide these services;
 14. Upon submittal of a Final Plat application, a note shall be placed on the plat document stating that "a reserve drainfield area shall be identified upon submittal of a building permit" and that "on-site wastewater disposal systems shall be mound systems, holding tanks or evapotranspiration systems only if percolation and profile information is not sufficient for conventional systems"; and,
 15. 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:

The applicant has submitted a Preliminary Plat to subdivide approximately 20 acres into three residential lots. The applicant has also submitted a Variance to the Subdivision Regulations request in conjunction with the Layout Plat application to waive the installation of curb, gutter, sidewalk, street light conduit, water and sewer along Countryside Boulevard and to waive the installation of curb, gutter, sidewalk, street light conduit, sewer and pavement along the access easement(s) and to allow a lot twice as long as wide. (See companion item #05SV057.)

STAFF REPORT
September 8, 2005

No. 05PL151 - Layout Plat

ITEM 35

The property is located at the southern terminus of Countryside Boulevard and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Preliminary Plat and has noted the following considerations:

Special Exception: On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". Currently, Countryside Boulevard serves 101 residential lots. Platting the subject property as proposed will result in Countryside Boulevard serving as exclusive access to 103 residential lots. As such, the applicant has requested a Special Exception to allow 103 lots with one point of access.

In November, 2004, the Planning Commission and the City Council granted a similar Exception request to allow Countryside Boulevard to serve as exclusive access to 101 residential lots as a part of a Layout Plat to subdivide an adjacent 40 acres into three lots. In particular, the Planning Commission and the City Council noted that the proposed subdivision of 40 acres into three lots was a minimal increase since the property is zoned Suburban Residential District by the County which would allow a density of 268 residential lots with a community water and sewer system or 40 residential lots if individual on-site water and wastewater systems. The subject property is also zoned Suburban Residential District which would allow a density of 134 residential lots with a community water and sewer system or 20 residential lots if individual on-site water and wastewater systems. As noted above, this Layout Plat identifies the subdivision of the 20 acre parcel into three lots which is also a minimal increase. Staff has also noted that the once Countryside Boulevard is extended to connect with Dunsmore Road as shown on the City's Major Street Plan, a second point of access will be provided to the property. As such, granting the Exception request will allow one point of access to the subject property on an interim basis. In the past the Planning Commission and the City Council have granted similar Exception requests on an interim basis when the Exception results in a minimal increase. Staff is recommending that the Exception request to allow 103 dwelling units in lieu of 40 dwelling units with one point of access be granted with the stipulation that a note be placed on the plat stating that the property may not be further subdivided.

Countryside Boulevard: Countryside Boulevard serves as legal access to the proposed lots and is classified as a collector street on the City's Major Street Plan requiring that Countryside Boulevard be located in a minimum 68 foot wide right-of-way and constructed with a minimum 32 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or the street must be located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer. If on-street parking is not provided, the developer must provide visitor parking at the rate of one paved parking stall per dwelling located within three hundred feet of the residence and the street must be posted with no parking signs. Staff is recommending that upon submittal of a Preliminary Plat application, construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Access Easement: The Layout Plat identifies a 60 foot wide access easement serving as

STAFF REPORT
September 8, 2005

No. 05PL151 - Layout Plat

ITEM 35

access to proposed Tract A and Tract B. The access easement is classified as a lane place street requiring that it be located in a minimum 49 foot wide easement and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer or the street must be located in a minimum 45 foot wide easement and constructed with a minimum 20 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. If on-street parking is not provided, the developer shall provide visitor parking at the rate of one paved parking stall per dwelling located within three hundred feet of the residence and the street shall be posted with no parking signs. Staff is recommending that upon submittal of a Preliminary Plat application, construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Access to Tract C: The Layout Plat does not identify access to proposed Tract C. As such, staff is recommending that upon submittal of a Preliminary Plat application, the plat document be revised to show access to proposed Tract C. In addition, road construction plans for the street must be submitted for review and approval. The road construction plans must show the street located in a minimum 49 foot wide easement or right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer or the street must be located in a minimum 45 foot wide easement and constructed with a minimum 20 foot wide paved surface, curb, gutter, street light conduit, water and sewer. If on-street parking is not provided, the developer shall provide visitor parking at the rate of one paved parking stall per dwelling located within three hundred feet of the residence and the street shall be posted with no parking signs. In addition, a turnaround must be provided at the end of the street with a minimum 110 foot wide diameter easement or right-of-way and constructed with a minimum 92 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water or a hammerhead turnaround in compliance with the City's Fire Department requirements for fire apparatus must be provided. Staff is recommending that upon submittal of a Preliminary Plat application, construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Extending access to proposed Tract C south from Countryside Boulevard will result in an approximate 1,000 foot long cul-de-sac. The Street Design Criteria Manual states that in moderate, high or extreme fire hazard areas, cul-de-sacs shall not exceed 500 feet in length. In addition, intermediate turnarounds shall be provided every 600 feet. The Fire Department staff has indicated that the property is located within a moderate to high fire hazard area. As such, the applicant has requested an Exception to allow a cul-de-sac in excess of 500 feet and to waive the requirement to provide intermediate turnarounds. The Fire Department has indicated that the Exception request could be granted to allow one residential lot at the end of the cul-de-sac contingent upon a Wild Fire Mitigation Plan being implemented. As such, staff is recommending that the Exception be granted as requested with the stipulation that prior to Preliminary Plat approval by the City Council, a Wild Fire Mitigation Plan be submitted for review and approval and the plan implemented.

Geotechnical Report: A geotechnical report including pavement design must be submitted for review and approval. Staff is recommending that upon submittal of a Preliminary Plat application, a geotechnical report be submitted for review and approval as identified.

STAFF REPORT
September 8, 2005

No. 05PL151 - Layout Plat

ITEM 35

Road Maintenance Agreement: The Pennington County Highway Department staff has indicated that a road maintenance agreement for Countryside Boulevard and the access easement(s) be submitted for review and approval. Staff is recommending that prior to submittal of a Final Plat application, the applicant submit proof of the legal entity which will provide the mechanism for street maintenance and snow removal. In particular, an agreement with Pennington County must be submitted for review and approval indicating that the proposed street shall be accepted by Pennington County for road maintenance and snow removal; or evidence must be submitted for review and approval that a road district has been established in accordance with SDCL 31-12A-1; or a legally binding agreement must be submitted for review and approval by the City Council which guarantees sufficient financial commitment to provide these services as required by City Ordinance.

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 a central sewer system is proposed, the applicant must identify the entity responsible for operation and maintenance and obtain South Dakota Department of Environment and Natural Resource approval. If individual on-site wastewater systems are used, then an on-site wastewater plan prepared by a Registered Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems must be submitted for review and approval. In particular, the information must include percolation test data and location as well as soil profile data and locations. In addition, a septic tank plan must be submitted for review and approval as per Chapter 16.20.040.N of the Rapid City Municipal Code. The Pennington County Planning Department staff has indicated that a note must also be placed on the plat indicating that at the time a Building Permit application is submitted, a reserve drainfield area will be identified and held in reserve unless a public sewer system is provided and that on-site wastewater disposal systems shall be mound systems, holding tanks or evapotranspiration systems only if percolation and profile information is not sufficient for conventional systems. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat application.

Water: Water system plans prepared by a Registered Professional Engineer showing the extension of water mains, fire hydrants and water lines, including the size of the proposed water lines 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. In addition, the water system plans must show the existing water system layout, including location and size of mains, reservoir capacity, overflow elevations, well location and capacity. In addition, the applicant must submit documentation that the existing community water district concurs with the proposed expansion of use. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat application.

Drainage: As part of the Preliminary Plat application, a drainage plan must be submitted for review and approval. The drainage plan must address the characteristics of downstream drainage facilities. Adequate facilities for conveyance of increased or modified flows, proper easements for use of the drainage facilities or demonstration of the application of legal reasonable use principles must be provided. In addition, drainage easements must be

STAFF REPORT
September 8, 2005

No. 05PL151 - Layout Plat

ITEM 35

provided as necessary to convey upstream run-off across the property. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. 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.

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 submittal of a Preliminary Plat application.

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