

STAFF REPORT
September 22, 2005

No. 05PL161 - Preliminary Plat

ITEM 14

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Kelly Construction
REQUEST	No. 05PL161 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of Tract B, Boland Placer M.S.1252, located in the SW1/4 SW1/4, Section 35; less Lot H-1 of the S1/2 SW1/4, Section 35; and the SE1/4 SE1/4, Section 34; less Lots 1 through 4, SE1/4 SE1/4; located in the SW1/4 SW1/4, Section 35, T1N, R6E, BHM, and in the SE1/4 SE1/4, Section 34, T1N, R6E, BHM, and in Government Lots 2 through 4, Section 2, T1S, R6E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Sewer Lot 1 and Lots 2 through 8, Block 1; Lots 1 through 10, Block 2; Lots 1 through 8, Block 3; Reservoir Lot, and Well Lot 1 through Well Lot 3, and dedicated right-of-way of Sawmill Road, Sienna Meadows, and Ironwood Ridge, Sheridan Lake Highlands, all located in Sections 34 and 35, T1N, R6E, and Section 2, T1S, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 19.947 acres
LOCATION	In the northwest corner of the intersection of Sawmill Road and Sheridan Lake Road
EXISTING ZONING	Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	Limited Agriculture District (Pennington County)
South:	Heavy Industrial District (Pennington County)
East:	Limited Agriculture District (Pennington County)
West:	Limited Agriculture District (Pennington County)
PUBLIC UTILITIES	Community water and private on-site wastewater
DATE OF APPLICATION	8/26/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be

STAFF REPORT
September 22, 2005

No. 05PL161 - Preliminary Plat

ITEM 14

- made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
2. Prior to Preliminary Plat approval by the City Council, drainage calculations verifying riprap design and the size and spacing of the ditch check dams shall be submitted for review and approval. In addition, flow arrows on the grading plan shall be shown to designate the flow direction at pipe inlets and outlets and in general grading areas;
 3. Prior to Preliminary Plat approval by the City Council, a geotechnical report including pavement design shall be submitted for review and approval;
 4. Prior to Preliminary Plat approval by the City Council, 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 must be submitted for review and approval. If a central treatment facility is proposed on Lot 1 of Block 2, then the South Dakota Department of Environment and Natural Resources shall review and approve the proposed facility;
 5. Prior to Preliminary Plat approval by the City Council, a water system analysis verifying the source and adequacy of water quantity and storage capacity for domestic and fire flows shall be submitted for review and approval. In addition, fire hydrants shall be provided at all intersections and intermediate points between intersections with spacing not to exceed 450 feet and at high points in the profile;
 6. Prior to Preliminary Plat approval by the City Council, road construction plans for Sheridan Lake Road shall be submitted for review and approval. In particular, the construction plans shall show the installation of curb, gutter, street light conduit, water and sewer along Sheridan Lake Road or a Variance to the Subdivision Regulations shall be obtained;
 7. Prior to Preliminary Plat approval by the City Council, revised road construction plans for Sienna Meadows shall be submitted for review and approval. In particular, the revised plans shall show the street constructed with curb, gutter, street light conduit and sewer or a Variance to the Subdivision Regulations shall be obtained;
 8. Prior to Preliminary Plat approval by the City Council, revised road construction plans for Ironwood Ridge shall be submitted for review and approval. In particular, the revised plans shall show the entire street located in a minimum 49 foot wide right-of-way and constructed with curb, gutter, street light conduit, water and sewer or the street shall be located in a minimum 45 foot wide right-of-way 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;
 9. Prior to Preliminary Plat approval by the City Council, revised road construction plans for Sawmill Road shall be submitted for review and approval. In particular, the revised plans shall show the street 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;
 10. An Exception to the Street Design Criteria Manual to allow a 2,000 foot long cul-de-sac in lieu of a maximum 500 foot long cul-de-sac shall be granted with the stipulation that one

STAFF REPORT
September 22, 2005

No. 05PL161 - Preliminary Plat

ITEM 14

- intermediate turnaround be provided as proposed and that a Wild Fire Mitigation Plan shall be submitted for review and approval and the plan shall be implemented prior to submittal of a Final Plat application;
11. An Exception is hereby granted to allow an access easement to serve as access to six lots in lieu of four lots as per the Street Design Criteria Manual;
 12. An Exception is hereby granted to allow a 15% gradient along a portion of Sienna Meadows and Ironwood Ridge in lieu of a maximum 12% gradient as per the Street Design Criteria Manual;
 13. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 14. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along Sienna Meadows or Ironwood Ridge as they abut proposed Lots 3 thru 8 of Block One in order to preclude the lots from taking access from two streets in lieu of one street;
 15. Prior to submittal of a Final Plat application, a different street name for Ironwood Ridge shall be submitted to the Emergency Services Communication Center for review and approval. In addition, a proper suffix for "Sienna Meadows", such as Court, Lane, Road Drive, etc, shall be submitted for review and approval. The plat document shall also be revised to show the approved revised street names;
 16. 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;
 17. Prior to submittal of a Final Plat application, the applicant shall submit proof of the legal entity which will provide the mechanism for maintenance of the community water facility for review and approval;
 18. Upon submittal of a Final Plat application, the plat document shall be revised to show a ten foot wide planting screen easement along Sheridan Lake Road or a Variance to the Subdivision Regulations shall be obtained. In addition, the planting screen easement shall not conflict with utility easement(s);
 19. 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,
 20. 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 the subject property into 25 residential lots, a sewer lot, a reservoir lot and two well lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, sidewalk, sewer and water along Sheridan Lake Road; to install

STAFF REPORT
September 22, 2005

No. 05PL161 - Preliminary Plat

ITEM 14

curb, gutter, street light conduit, sidewalk and sewer along the internal streets; and to install curb, gutter, street light conduit, sidewalk and sewer and to reduce the pavement width along Sawmill Road. (See companion item #05SV062.)

The property is located in the northwest corner of the intersection of Sawmill Road and Sheridan Lake Road. Currently, a single family residence with accessory structures is located on the property.

STAFF REVIEW:

A small portion of the property is located within the City's three mile platting jurisdiction with the balance of the property located in Pennington County's platting jurisdiction. As such, staff has reviewed the Preliminary Plat for the ten lots, or portions thereof, that are located in the City's platting jurisdiction and has noted the following considerations:

Sheridan Lake Road: Sheridan Lake Road is located along the east 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. The Preliminary Plat identifies the dedication of an additional 17 feet of right-of-way for Sheridan Lake Road as it abuts the subject property. Staff is recommending that prior to Preliminary Plat approval by the City Council, 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 shall be obtained.

Sawmill Road: Sawmill Road is located along the south lot line of the subject property and is classified as a sub-collector street requiring that it be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Sawmill Road is currently located in a 66 foot wide section line highway and constructed with an approximate 20 foot wide graveled surface. The construction plans show Sawmill Road located in a 66 foot wide right-of-way and constructed with a 24 foot wide paved surface and water. Staff is recommending that prior to Preliminary Plat approval by the City Council, the road construction plans be revised and submitted for review and approval as identified or a Variance to the Subdivision Regulations shall be obtained.

Sienna Meadows: The Preliminary Plat identifies Sienna Meadows extending west from Sheridan Lake Road to serve as access to the proposed development. Sienna Meadows is classified as a lane place street requiring that it be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide right-of-way, curb, gutter, street light conduit, water and sewer. The construction plans show Sienna Meadows located in a 50 foot wide right-of-way and constructed with a 24 foot wide paved surface and water. Staff is recommending that prior to Preliminary Plat approval by the City Council, the road construction plans be revised and submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Ironwood Ridge: The Preliminary Plat identifies Ironwood Ridge extending north from Sienna

STAFF REPORT
September 22, 2005

No. 05PL161 - Preliminary Plat

ITEM 14

Meadows to serve as access to a portion of the subject property. Ironwood Ridge is classified as a lane place street requiring that it 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 the street must be constructed with a minimum 20 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. 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. The construction plans show the western 1,000 feet of Ironwood Ridge located in a 50 foot wide right-of-way and the eastern 1,000 feet located in a 50 foot wide access easement. In addition, the construction plans show the street constructed with a 20 foot wide paved surface and water. Visitor parking has also been provided along the cul-de-sac as per the Street Design Criteria Manual. Staff is recommending that prior to Preliminary Plat approval by the City Council, the road construction plans be revised and submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Ironwood Ridge is designed as an approximate 2,000 foot long cul-de-sac with an intermediate turnaround located approximately in the middle of the 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 every 600 feet. The Fire Department has indicated that the Exception request could be granted to allow the residential lots at the end of the cul-de-sac contingent upon a Wild Fire Mitigation Plan being implemented and with the one intermediate turnaround being provided as proposed. 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.

Street Grades: The Street Design Criteria Manual states that street grades shall not exceed 12% gradient. However, the construction plans identify that portions of Sienna Meadows and Ironwood Ridge have an approximate 15% grade. As such, the applicant has submitted an Exception request to allow the 15% gradient in lieu of the 12% gradient as per the Street Design Criteria Manual.

The County Highway Department staff has indicated that the County street design standards allow a 15% street gradient. In addition, staff has noted that a majority of the property is located in the County's platting jurisdiction. Limiting the street grades to 12% for that portion of the streets located in the City's platting jurisdiction will create design constraints between the two jurisdictional platting boundaries. As such, staff is recommending that the Exception to allow a 15% gradient along a portion of Sienna Meadows and Ironwood Ridge in lieu of a maximum 12% gradient as per the Street Design Criteria Manual be granted. This is consistent with previous actions of the Rapid City Planning Commission and City Council when properties are partially located in the City's platting jurisdiction.

Easement/Right-of-way: As noted above, the Preliminary Plat identifies that the western 1,000

STAFF REPORT
September 22, 2005

No. 05PL161 - Preliminary Plat

ITEM 14

feet of Ironwood Ridge will be located in a 50 foot wide right-of-way and the eastern 1,000 feet will be located in a 50 foot wide access easement. In addition, the Preliminary Plat identifies that the easement will serve as access to six lots. The Street Design Criteria Manual states that an easement may not serve more than four lots. As such, the applicant has requested an Exception to allow the easement to serve six lots in lieu of four lots as per the Street Design Criteria Manual.

The Pennington County Highway Department and Planning Department staff has indicated that the County standards allow an easement to serve six lots. Staff has noted that a majority of the proposed easement is located in the County's platting jurisdiction. As such, staff is recommending that the Exception to allow an easement to serve six lots in lieu of four lots as per the Street Design Criteria Manual be granted as requested. This is consistent with previous actions of the Rapid City Planning Commission and City Council when properties are partially located in the City's platting jurisdiction.

Double Street Frontage: The Preliminary Plat identifies that proposed Lots 3 thru 8 of Block One abut Ironwood Ridge and Sienna Meadows resulting in lots with double street frontage. Both streets are classified as lane place streets which allows access from either street. As such, staff is recommending that prior to submittal of a Final Plat application, the plat document be revised to show a non-access easement along Sienna Meadows or Ironwood Ridge as they abut proposed Lots 3 thru 8 of Block One in order to preclude the lots from taking access from both streets.

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 has also noted that Lot 1, Block 2 is designated as a "sewer lot". However, the construction plans do not indicate if this lot is to be a central treatment site. If a central treatment facility is proposed, then the South Dakota Department of Environment and Natural Resources must review and approve the proposed facility. Staff is recommending that prior to Preliminary Plat approval by the City Council, a sewer system plan be submitted for review and approval as identified.

Water: The applicant has indicated that a central water system will serve the proposed development. A water system analysis verifying the source and adequacy of the source, as well as quantity and storage capacity to provide domestic and fire flows must be submitted for review and approval. The construction plans currently show the proposed fire hydrant spacing in excess of 450 feet. Staff is recommending that prior to Preliminary Plat approval by the City Council, a water system analysis verifying the source and adequacy of water quantity and storage capacity for domestic and fire flows be submitted for review and approval. In addition, fire hydrants must be provided at all intersections and intermediate points between intersections with spacing not to exceed 450 feet and at high points in the profile or a Variance to the Subdivision Regulations must be obtained.

Grading and Drainage: Staff has noted that the flow arrows must be shown on the grading plan to designate flow direction. In addition, the applicant must submit drainage calculations to

STAFF REPORT
September 22, 2005

No. 05PL161 - Preliminary Plat

ITEM 14

verify pipe sizes, riprap design, size and spacing of ditch check dams. Staff is recommending that prior to Preliminary Plat approval by the City Council, the grading and drainage information be submitted for review and approval as identified.

Maintenance Agreements: The Pennington County Highway Department staff has indicated that a road maintenance agreement for the interior streets and a community well maintenance agreement must be submitted for review and approval. Staff is recommending that prior to submittal of a Final Plat application, the applicant must 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 will 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. In addition, the applicant must submit proof of the legal entity which will provide the mechanism for maintenance of the community water facility for review and approval.

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