

STAFF REPORT
December 8, 2005

No. 05PL201 - Preliminary Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER	Russell Johnson for Sandra Kadis
REQUEST	No. 05PL201 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lots 5 and 7, Strato Rim Estates Subdivision, located in Government Lots 3 and 4 of Section 7, T1S, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 5R and 7R, Strato Rim Estates Subdivision, located in Government Lots 3 and 4 of Section 7, T1S, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximatley 12 acres
LOCATION	At the western terminus of Strato Rim Road
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	General Agriculture District
PUBLIC UTILITIES	Public water, private sewer
DATE OF APPLICATION	10/26/2005
REVIEWED BY	Mike Maxwell / Emily Fisher

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to **January 5, 2006** Planning Commission meeting to allow the applicant time to submit additional required information and possible subdivision variances.

GENERAL COMMENTS: **(Update, November 30, 2005. All revised and/or added text is shown in bold print.) The applicant has requested that the application for the Preliminary Plat be continued to the January 5, 2006 Planning Commission to allow the applicant time to provide the requested information and submit a Subdivision Variance application.**

The applicant has submitted a Preliminary Plat to reconfigure two existing lots. The subject property is located at the western terminus of Strato Rim Road. The northern part of proposed Lot 7R lies within the three mile platting jurisdiction of the City of Rapid City. The

STAFF REPORT
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No. 05PL201 - Preliminary Plat

ITEM 7

southern third lies with Pennington County's subdivision jurisdiction. The northeastern corner of proposed Lot 5R is located within the City's subdivision jurisdiction with the remainder of the proposed lot lying within Pennington County's subdivision jurisdiction. The current zoning of the property is Low Density Residential (County). The applicant is proposing to relocate the common boundary between two existing lots to address setback issues related to the existing structures on the property. The applicant is proposing to access Lot 5R from Aeronauts Way a deeded easement and utilities access. The access is currently constructed as a gravel section.

In addition, the applicant has submitted a Variance to the Subdivision Regulations (See companion item 05SV046) to waive the requirement to install curb, gutter, sidewalks, street light conduit, water, sewer and pavement along the Section Line Highway as it abuts the subject property.

STAFF REVIEW: Staff has reviewed the Preliminary Plat and has noted the following information must be submitted for review and approval:

Strato Rim Road: Strato Rim Road is located along the eastern lot line and is classified as a lane/place 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, sidewalk, street light conduit, water and sewer. The Fire Department has determined that the property lies with a moderate/high/extreme fire hazard area. In accordance with The Street Design Criteria Manual section 2.3.1, any streets in this area must be built to sub-collector standards of a minimum 52 foot right-of-way and constructed with a 27 foot paved surface. Currently, Strato Rim Road is located in a 26 foot wide right-of-way and constructed with an approximate 20 foot wide paved surface. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for Strato Rim Road be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

Aeronauts Way: Aeronauts Way is located along the southern lot line and is classified as a lane/place 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, sidewalk, street light conduit, water and sewer. The Fire Department has determined that the property lies with a moderate/high/extreme fire hazard area. In accordance with The Street Design Criteria Manual section 2.3.1, any streets in this area must be built to sub-collector standards of a minimum 52 foot right-of-way and constructed with a 27 foot paved surface. Currently, Aeronauts Way is located in a 24 foot wide right-of-way and constructed with an approximate 16 foot wide graveled surface. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for Aeronauts Way be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

Access and Utilities Easement: The Preliminary Plat identifies an access and utilities easement along the north lot line of the subject property. The access and utilities easement is identified as a lane/place street requiring that it be constructed in a minimum 49 foot wide right-of-way with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer. The Fire Department has determined that the property lies with a moderate/high/extreme fire hazard area. In accordance with The Street Design Criteria Manual section 2.3.1, any streets in this area must be built to sub-collector standards of a

STAFF REPORT
December 8, 2005

No. 05PL201 - Preliminary Plat

ITEM 7

minimum 52 foot right-of-way and constructed with a 27 foot paved surface. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for the access easement be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

Access and Utilities Easement: The Preliminary Plat identifies an access and utilities easement along the east lot line of the subject property. The access and utilities easement is identified as a lane/place street requiring that it be constructed in a minimum 49 foot right-of-way with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer. The Fire Department has determined that the property lies with a moderate/high/extreme fire hazard area. In accordance with The Street Design Criteria Manual section 2.3.1, any streets in this area must be built to sub-collector standards of a minimum 52 foot right-of-way and constructed with a 27 foot paved surface. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for the access easement be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

Access and Utilities Easement: The Preliminary Plat identifies an access and utilities easement along the south lot line of the subject property. The access and utilities easement is identified as a lane/place street requiring that it be constructed in a minimum 49 foot right-of-way with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The Fire Department has determined that the property lies with a moderate/high/extreme fire hazard area. In accordance with The Street Design Criteria Manual section 2.3.1, any streets in this area must be built to sub-collector standards of a minimum 52 foot right-of-way and constructed with a 27 foot paved surface. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for the access easement be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

Cul-de-sac Streets: The Layout Plat identifies cul-de-sac's at the northern portion of Strato Rim Road and the western portion of Aeronauts Way. The streets are classified as a lane/place streets 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 sidewalk, street light conduit, water and sewer. In addition, the construction plans must identify the construction of a permanent turnaround at the end of the cul-de-sacs with a minimum 110 foot diameter right-of-way and a minimum 96 foot diameter paved surface. As these cul-de-sac's are located within a moderate/high/extreme fire hazard area the cul-de-sac's can not be constructed with more than 500 feet in length without having intermediate turn arounds. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for the cul-de-sac street be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Visitor Parking: The streets are classified as lane place streets, requiring that visitor parking be provided along each street or additional right-of-way and/or easement widths be dedicated to allow for on-street parking. Staff is recommending that prior to Preliminary Plat approval by the Planning Commission, the plat document be revised to show visitor parking for Aeronauts Way, Strato Rim Road and the access and utilities easement(s) at a ratio of one paved parking stall per dwelling located within three hundred feet of the residence or the

STAFF REPORT
December 8, 2005

No. 05PL201 - Preliminary Plat

ITEM 7

street right-of-way/easement widths must be revised to provide a minimum width of 49 feet, respectively, or an Exception must be obtained from the Street Design Criteria Manual to waive the requirement to provide visitor parking.

Sewer: Currently, septic systems are in use on the existing lots. The septic system for the proposed Lot 5R crosses the lot line of proposed Lot 7R. As such the applicant must provide documentation that one of the following has been done. Prior to Preliminary Plat approval by the Planning Commission, the applicant must move the proposed lot line to provide the ten foot setback as required, seek a variance from the South Dakota Department of Environment and Natural Resources and provide documentation of approval, or relocate the septic system to achieve the ten foot setback requirement.

Water: Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide information on the water source. The applicant has indicated on the application that the water source is public; however, no water lines are shown on the topographic plan. Information must be submitted documenting compliance with the City's standards or a variance to the subdivision Regulations must be obtained.

Wild Fire Hazard Area: The Fire Department has indicated that the properties are located within a moderate to high fire hazard area the applicant must submit a Wild Fire Hazard Mitigation Plan for review and approval prior to Preliminary Plat approval by the Planning Commission.

Staff recommends that the Preliminary Plat be continued to the January 5, 2006 Planning Commission Meeting to allow the applicant more time to provide the above information and possible subdivision variances.