

STAFF REPORT  
January 5, 2006

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**No. 05PL201 - Preliminary Plat**

**ITEM 5**

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GENERAL INFORMATION:

PETITIONER	Russell Johnson for Sandra Kadis
REQUEST	<b>No. 05PL201 - Preliminary Plat</b>
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 approved with the following stipulations;

1. Prior to Preliminary Plat approval by City Council, a fire mitigation plan shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by City Council, road construction plans showing the installation of curb, gutter, sidewalk, street light conduit, water, sewer and a minimum 27 foot wide paved surface along Strato Rim Drive shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
3. Prior to Preliminary Plat approval by City Council, road construction plans showing the installation of curb, gutter, sidewalk, street light conduit, water, sewer and a minimum 27 foot wide paved surface along Aeronauts Way shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
4. Prior to Preliminary Plat approval by City Council, road construction plans showing the installation of curb, gutter, sidewalk, street light conduit, water, sewer and a minimum 27

STAFF REPORT  
January 5, 2006

---

**No. 05PL201 - Preliminary Plat**

**ITEM 5**

---

- foot wide paved surface along the access and utilities easements shall be submitted for review and approval;
5. Prior to Preliminary Plat approval by City Council, road construction plans for the cul-de-sac shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In particular the street shall be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, with 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;
  6. An exception to waive the requirement to provide visitor parking at a ratio of one parking space per dwelling located within 300 feet of the residence as per the Street Design Criteria Manual is hereby denied;
  7. An exception is hereby granted to allow a 1500 foot long cul-de-sac in lieu of a max 500 foot long cul-de-sac with intermediate turnarounds every 600 feet as per the Street Design Criteria Manual;
  8. Prior to Preliminary Plat approval by City Council, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the redlined drawings shall be returned to the Growth Management Department;
  9. Prior to Preliminary Plat approval by City Council, a revised plat shall be submitted for review and approval dedicating 52 feet of right-of-way on Strato Rim Road, Aeronauts way and the access and utilities easements or a Variance to the Subdivision Regulations shall be obtained;
  10. Upon submittal of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,
  11. Prior to Preliminary Plat approval by City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval.

**GENERAL COMMENTS: (Update, December 30, 2005. All revised and/or added text is shown in bold print.)** 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 southern third lies within 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 (05SV081) to waive the requirement to install curb, gutter, sidewalks, street light conduit, water, sewer and pavement width and visitor parking along the Strato Rim Road, Aeronauts Way and the access and utilities easements as

STAFF REPORT  
January 5, 2006

---

**No. 05PL201 - Preliminary Plat**

**ITEM 5**

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**it abuts the subject property and to not construct the cul-de-sac as required by the Street Design Criteria Manual.**

(Update, December 8, 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, 2005 Planning Commission to allow the applicant time to provide the requested information and submit a Subdivision Variance application.

(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 December 8, 2005 Planning Commission to allow the applicant time to provide the requested information and submit a Subdivision Variance application.

**STAFF REVIEW:** Staff has reviewed the Preliminary Plat and has noted the following considerations:

**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  
January 5, 2006

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**No. 05PL201 - Preliminary Plat**

**ITEM 5**

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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: Visitor parking must 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 City Council, 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 street right-of-way/easement widths must be revised to provide a

STAFF REPORT  
January 5, 2006

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**No. 05PL201 - Preliminary Plat**

**ITEM 5**

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minimum width of 52 feet, respectively, or an Exception must be obtained from the Street Design Criteria Manual to waive the requirement to provide visitor parking. **Staff does not support the exception to the visitor parking as the streets do not meet the minimum width requirements and vehicle parking in the road right-of-way may create a hazard. Staff recommends that the exception to the visitor parking requirement be denied.**

**Right-Of-Way:** Staff has noted that additional right-of-way is need along Strato Rim Road, Aeronauts Way and the access and utility easements. Staff would recommend that prior to Preliminary Plat approval by City Council, a revised site plan shall be submitted for review and approval dedicating 52 feet of right-of-way and/or easement width along Strato Rim Road, Aeronauts Way and the access and utilities easements.

**Water:** The applicant has provided a certificate from the Strato Rim Estates Water Company, Inc. to show that the properties are service by an approved water system.

**Sewer:** Currently, septic systems are in use on the existing lots. The septic system for proposed Lot 5R crosses the lot line of proposed Lot 7R. The applicant has submitted an approved percolation test and soil profile for the new septic system. The new septic system will be located 50 feet from the property line. Plan and tests have been approved by Pennington County Planning Department.

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