

STAFF REPORT
March 23, 2006

No. 06PL027 – Layout Plat

ITEM 6

GENERAL INFORMATION:

PETITIONER	D. C. Scott Surveyors, Inc. for Jacin Theis
REQUEST	No. 06PL027 - Layout Plat
EXISTING LEGAL DESCRIPTION	The west 354.46 feet of the NW1/4 SE1/4, except the north 158 feet thereof and except the north 375 feet of the South 641.34 feet thereof and except Bies Subdivision, Call Subdivision and Carlin Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 12 and 13, Carlin Subdivision, located in the NW1/4 SE1/4, Section 11, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.134 acres
LOCATION	Northwest of the intersection of Crane Drive and Carlin Street
EXISTING ZONING	Medium Density Residential District (Pennington County)
SURROUNDING ZONING	
North:	Medium Density Residential District (Pennington County)
South:	Medium Density Residential District (Pennington County)
East:	Medium Density Residential District (Pennington County)
West:	Agriculture District (Pennington County)
PUBLIC UTILITIES	Private
DATE OF APPLICATION	2/24/2006
REVIEWED BY	Mike Maxwell / Bob Dominicak

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by Planning Commission, road construction plans showing the installation of curb, gutter, sidewalk, street light conduit, water and sewer along the access easement shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
2. Upon submittal of the Preliminary Plat, a grading plan and geotechnical information must be submitted for review and approval;
3. Upon submittal of the Preliminary Plat, an erosion and sediment control plan for all improved areas shall be submitted for review and approval;

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4. Upon submittal of the Preliminary Plat, a drainage plan addressing the design of all drainage components shall be submitted for review and approval;
5. Upon submittal of the Preliminary Plat, a water system plan prepared by a Registered Professional Engineer shall be submitted for review and approval;
6. Upon submittal of the Preliminary Plat, a water system analysis demonstrating that sufficient quantities for domestic and fire flows shall be submitted for review and approval;
7. Upon submittal of the Preliminary Plat, a sewer plan prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains, manholes and service lines shall be submitted for review and approval;
8. Upon submittal of the Preliminary Plat, if individual on-site waste water treatment systems are proposed, submit the results of the percolation test, depth of the soil, location and capacity of all septic tanks proposed demonstrating that the soils are suitable for on-site wastewater treatment systems and the location and length of the drain field pipes for each lot shall be submitted for review and approval;
9. Prior to start of construction an Air Quality Permit shall be obtained;
10. Upon submittal of the Preliminary Plat, if individual on-site waste water treatment systems are proposed, submit the results of the percolation test, depth of the soil, location and capacity of all septic tanks proposed demonstrating that the soils are suitable for on-site wastewater treatment systems and the location and length of the drain field pipes for each lot shall be submitted for review and approval; and,
11. Upon submittal of the Preliminary Plat, a cost estimate of the subdivision improvements shall be submitted for review and approval.

GENERAL COMMENTS: The applicant is proposing to create two lots from an unplatted remnant property. The properties will consist of a 4.3 acre lot and a 1.83 acre lot. The property is legally described as the west 354.46 feet of the NW1/4 SE1/4, except the north 158 feet thereof and except the north 375 feet of the South 641.34 feet thereof and except Bies Subdivision, Call Subdivision and Carlin Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota. More generally know as northwest of the intersection of Carlin Drive and Crane Drive. The lot lies within the three mile platting jurisdiction of the City of Rapid City. The current zoning of the property is Suburban Residential District (County).

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

Access Easement: The access easement is located between the two proposed properties and provides access to each property. The access easement 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, sidewalk, street light conduit, water and sewer. Currently, the access easement is located in a 40 foot wide right-of-way and is unimproved with a dirt surface. As such, staff is recommending that prior to Preliminary Plat approval by the Planning Commission, road construction plans for the access easement be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

Carlin Street: Carlin Street is located east of the proposed property and provides access to the access easement. Carlin Street is classified as a collector street requiring that the street be located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide

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paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Carlin Street is located in a 66 foot wide right-of-way with a 20 foot wide graveled surface, without curb, gutter, sidewalk, street light conduit, water or sewer. This does not meet the City standards; however the road is not located adjacent to the land being platted. Because of the limited increase in traffic resulting from the two additional lots, staff is not recommending that this off-site improvement be required as part of this development.

Cul-de-sac: The Plat identifies two cul-de-sacs at the end of the access easement for each proposed lot. The cul-de-sacs are identified as a 110 foot diameter with a 90 foot graveled radius. Staff noted that the cul-de-sacs do not meet the City of Rapid City requirements in that the cul-de-sacs shall have a 110 foot diameter with a 96 foot paved surface as required by the Street Design Criteria Manual. As such, staff recommends that prior to Preliminary Plat approval by the Planning Commission, road construction plans for cul-de-sacs be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

Drainage: Upon submittal of a Preliminary Plat, a grading plan addressing the design of all drainage components, in particular, the drainage plan must incorporate the local or regional facilities in order to detain flow to pre-developed flow rates. In addition, the drainage plan shall include calculations demonstrating that discharge from any project facilities will result in net drainage basin run-off not exceeding pre-development flow rates or local detention ponds shall be provided. The grading plan shall take into consideration the Hawthorne Ditch. The grading plan shall be submitted for review and approval.

Grading: Upon submittal of a Preliminary Plat, a grading plan and geotechnical information shall be submitted for review and approval. Also an erosion and sediment control plan shall be submitted for review and approval.

Water: Staff noted that no information on the water system was submitted with the Layout Plat. As such, upon submittal of the Preliminary Plat, water system plans prepared by a Registered Professional engineer verifying the source and demonstrating that sufficient quantities for domestic and fire flows shall be submitted for review and approval. If the well serves more than one lot, a public water system is required. The design and specifications shall meet the health department and City of Rapid City specifications

Wastewater Disposal Systems: Staff noted that no information on the sanitary sewer information was submitted with the Layout Plat. As such, upon submittal of the Preliminary Plat, a sewer plan prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains, manholes and service lines shall be submitted for review and approval. If individual on-site waste water treatment systems are proposed, submit the depth of the soil, type of soil, location and capacity of all septic tanks proposed, location and results of the percolation test, demonstrating that the soils are suitable for on-site wastewater treatment systems shall be submitted for review and approval.

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