

STAFF REPORT
June 22, 2006

No. 06PL077 - Layout Plat

ITEM 37

GENERAL INFORMATION:

PETITIONER	Robert and Jeanine Nikolas
REQUEST	No. 06PL077 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot 21, Block 2, Moon Meadows Estates, Section 33, T1N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 21A, 21B and 21C of Block 2, Moon Meadows Estates, formerly Lot 21, Block 2, Moon Meadows Estates, Section 33, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4 acres
LOCATION	4265 Moon Meadows Drive
EXISTING ZONING	Suburban Residential District
SURROUNDING ZONING	
North:	Suburban Residential District
South:	Suburban Residential District
East:	Suburban Residential District
West:	Suburban Residential District
PUBLIC UTILITIES	Proposed Colonial Pines water and private sewer
DATE OF APPLICATION	5/16/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat application, a drainage plan in compliance with the Drainage Criteria Manual shall be submitted for review and approval. In addition, the drainage plan shall demonstrate that the design flows do not exceed pre-developed flows or on-site detention shall be provided. If on-site detention is required, then design calculations and details for the detention shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary;
3. 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

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- be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. If on-site wastewater treatment systems are proposed then information on depth and type of soil, and capacity of septic tanks proposed must be submitted for review and approval and percolation tests demonstrating that the soils are suitable for on-site wastewater treatment systems be submitted for review and approval;
4. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains 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 particular, the water system shall be constructed and designed to provide adequate fire and domestic flows. In addition, the plat document shall be revised to show utility easement(s) as needed;
 5. Upon submittal of a Preliminary Plat application, road construction plans for Dunsmore Road shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 100 foot right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 6. Upon submittal of a Preliminary Plat application, road construction plans for that portion of Peridot Lane along the south side of the subject property shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 49 foot right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 7. Upon submittal of a Preliminary Plat application, a Wildland Fuel Mitigation plan be submitted for review and approval;
 8. Prior to Preliminary Plat approval by Planning Commission a Variance to the Subdivision Regulations to allow lots twice as long as they are wide shall be obtained or the lots shall be reconfigured to meet the adopted standard;
 9. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
 10. 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 Layout Plat to create two acre lots and one 1 1/2 acre lot respectively. In addition, the applicant has submitted a Variance to the Subdivision Regulations (See associated item 06SV032.)

The property is located at the northeast corner of the intersection of Dunsmore Road and Peridot Lane. Currently, the subject property is void of structural development.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approval but the major concerns and issues are identified based on the

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information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the Rapid City Municipal Code or the Street Design Criteria Manual will require a formal variance request or a special exception whichever is applicable.

STAFF REVIEW:

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

Drainage: As part of the Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. In addition, a drainage plan must be submitted for review and approval. In particular, the drainage plan must be designed in compliance with the Drainage Criteria Manual. The drainage plan must also demonstrate that the design flows do not exceed pre-developed flows or on-site detention must be provided. If on-site detention is required, then design calculations and details for the detention 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, must be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as necessary.

Sewer: Staff is recommending that 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 be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. If on-site wastewater treatment systems are proposed then information on depth and type of soil, and capacity of septic tanks proposed must be submitted for review and approval. Staff also noted that percolation tests demonstrating that the soils are suitable for on-site wastewater treatment systems be submitted for review and approval. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance.

Water: Water plans prepared by a Registered Professional Engineer showing the extension of water mains 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 fire and domestic flows and water quality must be submitted for review and approval. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance.

Dunsmore Road: Dunsmore Road is located along the west side of the subject property and is classified as an 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 to a collector standard road with 40 foot wide paved surface, curb, gutter, street light conduit, sidewalk, water and sewer. Currently, Dunsmore Road has an approximate 24 foot wide paved surface. As such, staff is recommending that upon submittal of a Preliminary Plat application, right-of-way widths be verified and road construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

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Peridot Lane: Peridot Lane is located along the south side of the subject property. Peridot Lane 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, sidewalk, street light conduit, water and sewer. Currently, Peridot Lane has an approximate 14 foot wide gravel surface. As such, staff is recommending that upon submittal of a Preliminary Plat application, right-of-way widths be verified and road construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Fire Protection: The Fire Department staff has indicated that a Wildland Fuel Mitigation plan shall be established. Staff is recommending that a plan be submitted for review and approval as identified upon Preliminary Plat submittal.

Street System: Staff noted that no approach locations were shown for the proposed lots. Staff also noted that access will be permitted only on the less traveled street as per Section 8.2.1 (l) of the Street Design Criteria Manual. Proposed Lot 21B shall take access off of Peridot Lane or the applicant shall seek an exception to the Street Design Criteria Manual. Staff is recommending that the construction plans be submitted for approaches and driveways and indicate the location of non-access easements upon submittal of a Preliminary Plat.

Lots Twice as Long as Wide: Staff noted that the site plan shows dividing the existing lot into three lots, the proposed Lots 21A and 21B will result in a violation of Chapter 16.12.190 (G) of the Rapid City Municipal Code. The proposed lots will be more than twice as long as they are wide. As such, prior to Preliminary Plat approval by Planning Commission a Variance to the Subdivision Regulations to allow lots twice as long as they are wide shall be obtained or the lots shall be reconfigured to meet the adopted standard.

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