

STAFF REPORT
August 24, 2006

No. 06PL086 - Preliminary Plat

ITEM 4

GENERAL INFORMATION:

PETITIONER	Renner & Associates for Andrea K. Sabow
REQUEST	No. 06PL086 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The E1/2 E1/4 NW1/4 SW1/4, Section 14, T1N, R7E, BHM, Pennington County, South Dakota, excepting there from Lot B of the S1/4 NW1/4, N1/4 SW1/4, Section 14, shown on the plat filed in Plat Book 3, Page 155, and also excepting there from Lot A, Section 14, shown on the plat filed in Plat Book 3, Page 17, and that part of the NE1/4 SW1/4, Section 14, bounded on the north by Lot B of the S1/4 NW1/4 and the N1/4 of the SW1/4, Section 14, shown on the plat filed in Plat Book 3, page 155, and bounded on the east by the right-of-way for "Old U.S. Highway 16" shown on the plat filed in Highway Plat Book 2, Page 48, and bounded on the south by Lot A, Section 14, shown on the plat filed in Plat Book 3, Page 17, and bounded on the west by the west boundary line of said NE1/4 SW1/4
PROPOSED LEGAL DESCRIPTION	Tracts A, B and C, Tower Place, (description formerly as shown in Book 57 of Deeds, Page 7057, recorded on January 26, 1995), located in the N1/2 SW1/4, Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.89 acres
LOCATION	1640 Skyline Ranch Road
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Agriculture District
East:	General Commercial District - Office Commercial District
West:	Park Forest District
PUBLIC UTILITIES	Community water and private on-site wastewater
DATE OF APPLICATION	6/9/2006
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

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RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the **September 7, 2006 Planning Commission meeting to allow the applicant to submit additional information.**

GENERAL COMMENTS:

(Update, August 13, 2006. All revised and/or added text is shown in bold print.) This item was continued at the July 27, 2006 Planning Commission meeting at the applicant's request to allow them to submit additional information. To date, the additional information has not been submitted. As such, staff is recommending that this item be continued to the September 7, 2006 Planning Commission meeting.

(Update, July 14, 2006. All revised and/or added text is shown in bold print.) This item was continued at the July 6, 2006 Planning Commission meeting to allow the applicant to submit additional information. To date, the information has not been submitted for review and approval. The applicant has subsequently requested that this item be continued to the August 24, 2006 Planning Commission meeting. As such, staff is recommending that this item be continued as requested.

The applicant has submitted a Preliminary Plat to subdivide the subject property into three lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, sewer and additional pavement along Tower Road, to waive curb, gutter, sidewalk street light conduit, water, sewer and pavement along Hanks Drive, and to waive curb, gutter sidewalk, street light conduit, sewer water and additional pavement along Skyline Ranch Road. (See companion item #06SV038.)

The property is located in the northwest corner of the intersection of Tower Road and Skyline Ranch Road. Currently, a single family residence is located on proposed Tract B and Tract C, respectively.

STAFF REVIEW:

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

Water: A City water main is currently located along Tower Road. However, City water does not currently serve the subject property. The applicant's consultant has indicated that the property is served by a "community water system" but was unable to identify the source and/or capacity of the system. As such, staff is recommending that the Preliminary Plat be continued to the July 27, 2006 Planning Commission meeting to allow the applicant to submit the additional information. If a shared well is proposed then it must be designed by a Registered Professional Engineer as a public water system. In addition, a water system analysis verifying the source and adequacy of water quantity and storage capacity for domestic and fire flows must be submitted for review and approval. The applicant must also show the location of existing City water main(s) and fire hydrants along Tower Road and Skyline Ranch Road. Staff is recommending that the Preliminary Plat be continued to allow the applicant to submit the additional information.

Sewer: The applicant has submitted a site plan showing the location of two existing drainfields on proposed Tract B. It appears that the northern drainfield serves the single family

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residence located on proposed Tract C and the southern drainfield serves the residence located on proposed Tract B. However, a City sewer main is located along Tract B and a portion of Tract A within the Tower Road right-of-way. Chapter 16.16.050.B states that "any subdivision located within 500 feet of the Rapid City sewer system or any central sewer system shall be required to hook up to that system, unless in the opinion of the City engineer, special circumstances warrant the waiving of this requirement". As such, sewer plans prepared by a Registered Professional showing the extension of sanitary sewer mains and service lines must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. If a Variance to the Subdivision Regulations is obtained and individual on-site wastewater systems are to be utilized, 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. In addition, the plat document must be revised to show the drainfield serving the residence located on Tract C within a drainfield easement since the drainfield is located on a separate lot.

Tower Road: The Preliminary Plat identifies Tower Road located along the east side of the subject property. Tower Road 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 paved surface, curb, gutter, street light conduit, water and sewer. Currently, Tower Road is located in a 66 foot wide right-of-way and is constructed with an approximate 22 foot wide paved surface, water and sewer along Tract B and a portion of Tract A. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to show five additional feet of right-of-way along Tower Road.

Hanks Drive: The Preliminary Plat identifies Hanks Drive located along the north lot line of the subject property. Hanks Drive 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, street light conduit, water and sewer or the street must 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 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. Currently, Hanks Drive is located in a 39.34 foot wide access easement and is constructed with an approximate 12 foot wide graveled surface. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

The applicant has submitted an Exception to allow five lots in lieu of four lots to access via Hanks Drive, an access easement. The Street Design Criteria Manual states that an easement may not serve more than four lots. Staff is recommending that the plat document be revised to show the street located in right-of-way in lieu of an access easement or the Exception must be obtained as requested.

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Skyline Ranch Road: The Preliminary Plat identifies Skyline Ranch Road located along the south lot line of the subject property. Skyline Ranch Road 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, street light conduit, water and sewer or the street must 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 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. Currently, the eastern portion of Skyline Ranch Road as it extends from Tower Road is located outside of the identified right-of-way along the subject property with the balance of the street located in a 66 foot wide right-of-way. In addition, the street is constructed with an approximate 20 foot wide paved surface. The Preliminary Plat identifies an access easement across the subject property in the area of the existing street encroachment. However, Skyline Ranch Road serves as access to ten lots requiring that the entire street be located in right-of-way in lieu of an access easement. The applicant has submitted an Exception to allow the easement as proposed. Staff is recommending that the plat document be revised to show the street located in right-of-way in lieu of an access easement or the Exception must be obtained. In addition, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Access: The plat document must be revised to show a non-access easement along Tower Road. In addition, the plat document must be revised to show a non-access easement along the first 75 feet of all corner lots as per the Street Design Criteria Manual or an Exception must be obtained to reduce the separation between the driveway(s) and the street intersection(s) as needed.

Staff is recommending that the Preliminary Plat be continued to the **September 7, 2006 Planning Commission meeting to allow the applicant to submit the additional information as outlined above.**