

STAFF REPORT
October 5, 2006

No. 06PL150 - Preliminary Plat

ITEM 51

GENERAL INFORMATION:

PETITIONER	D. C. Scott Surveyors, Inc. for Gary Rossow
REQUEST	No. 06PL150 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot G and the south 53.1 feet of Tract 3, and Lot HR, located in the SE1/4 NW1/4, Section 17, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.47 acres
LOCATION	3921 and 3901 Red Rock Canyon Road
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Private water and sewer
DATE OF APPLICATION	9/8/2006
REVIEWED BY	Travis Tegethoff / Emily Fisher

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, a revise plat document with the drainage easement extended across proposed Lot GR shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, information on depth and type of soil, capacity of septic tanks and percolation tests demonstrating that the soils are suitable for on-site wastewater treatment systems must be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, data to confirm that the well(s) have sufficient domestic flows and water quality must be submitted for review and approval;
4. Prior to Preliminary Plat approval by the City Council, a revise plat document with the location of a utility easement for the well shall be submitted for review and approval;
5. Prior to Preliminary Plat approval by the City Council, the applicant shall dedicate an additional six feet of right-of-way and submit construction plans for Red Rock Canyon Road for review and approval or obtain a Variance to the Subdivision Regulations;
6. Prior to Preliminary Plat approval by the City Council, the applicant shall obtain a Special

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- Exception to allow a cul-de-sac in excess of 1,200 feet and to waive the requirement to provide intermediate turnarounds or the street must be redesigned to comply with the Street Design Criteria Manual;
7. Prior to Preliminary Plat approval by the City Council, the applicant shall obtain a Special Exception to allow more than 40 dwelling units with one point of access or revise the plat document to provide a second point of access
 8. Prior to Preliminary Plat approval by the City Council, a Wildland Fire Mitigation Plan shall be submitted for review and approval;
 9. Prior to Preliminary Plat approval by Planning Commission, the applicant shall submit a plan for review and approval showing the locations of the structures in relationship to the floodplain;
 10. Upon submittal of a Final Plat application, the document shall be revised to show the location of the floodplain on the subject property; 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 Preliminary Plat to reconfigure two lots. The applicant has stated that the reason for the reconfiguration is to adjust the property lines to conform with the existing development. In addition, the applicant has submitted a Variance to the Subdivision Regulations (See associated item 06SV059.)

The property is currently zoned Suburban Residential District in Pennington County and is located west of Red Rock Canyon Road at 3921 and 3901 Red Rock Canyon Road. Currently two single family residences and a detached garage are located on the existing lots and the proposed subdivision will not create any additional density.

STAFF REVIEW:

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

Drainage: The plans show an existing 30 foot wide drainage easement on proposed Lot HR2. Staff noted that the drainage easement should extend through proposed Lot GR. Staff recommends that prior to City Council approval of the Preliminary Plat a revised plat document with the easement extended across proposed Lot GR be submitted for review and approval.

Sewer: The plans indicate existing on-site wastewater treatment systems. Staff noted that information on depth and type of soil, capacity of septic tanks and percolation tests demonstrating that the soils are suitable for on-site wastewater treatment systems must be submitted for review and approval. Staff is recommending that the above referenced information be submitted for review and approval prior to Preliminary Plat approval by the City Council.

Water: The plans indicate an existing well is the water source. Staff noted that data to confirm that the well(s) have sufficient domestic flows and water quality must be submitted for review and approval. Staff also noted that a utility easement is required to access the well since it is used by more than one property. Staff is recommending that the above referenced

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information be submitted for review and approval prior to Preliminary Plat approval by the City Council.

Red Rock Canyon Road: Pioneer Circle is located along the east lot line of the subject property and is classified as a subcollector street on the City's Major Street Plan requiring that the street be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, street light conduit, sidewalk, water and sewer. Currently, Red Rock Canyon Road has a 40 foot wide right-of-way and an approximate 22 foot wide paved surface. As such, staff is recommending that prior to City Council approval, the applicant dedicate an additional six feet of right-of-way and submit construction plans for Red Rock Canyon Road for review and approval or obtain a Variance to the Subdivision Regulations. Staff also noted the applicant must obtain a Special Exception to allow a cul-de-sac in excess of 1,200 feet and to waive the requirement to provide intermediate turnarounds or the street must be redesigned to comply with the Street Design Criteria Manual. As such, staff recommends that prior to City Council approval of the Preliminary Plat the applicant obtain a Special Exception to allow a cul-de-sac in excess of 1,200 feet and to waive the requirement to provide intermediate turnarounds or the street must be redesigned to comply with the Street Design Criteria Manual.

Exception: On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". Currently, Red Rock Canyon Road serves as exclusive access to approximately 524 residential lots. Staff also noted that the reconfiguring of lots will not create any additional density. As such, staff recommends that prior to City Council approval of the Preliminary Plat the applicant obtain a Special Exception to allow more than 40 dwelling units with one point of access or revise the plat document to provide a second point of access.

Fire Protection: The Fire Department staff has indicated that due to the location of the existing structures a Wildland Fire Mitigation plan shall be established. Staff also noted that the 22 foot wide paved surface of Red Rock Canyon Road meets the minimum 20 foot wide access requirement as per the International Fire Code. Staff is recommending that prior to Preliminary Plat approval by City Council a Wildland Fire Mitigation plan shall be submitted for review and approval.

Floodplain: Staff noted that floodplain is located on a portion of the subject property. Staff recommends that prior to Preliminary Plat approval by Planning Commission the applicant shall submit a plan for review and approval showing the locations of the structures in relationship to the floodplain. Staff also recommends that upon submittal of a Final Plat application the document be revised to show the location of the floodplain on the subject property.

The proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.