

STAFF REPORT
October 26, 2006

No. 06PL159 - Layout Plat

ITEM 49

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Gordon Howie
REQUEST	No. 06PL159 - 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 the 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	2989 Carlin Street
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:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	Private water and sewer
DATE OF APPLICATION	9/29/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

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, sewer and a minimum of 24 foot wide paved surface 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 for pavement recommendations, soil resistivity, and any corrosion protection 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. Prior to Preliminary Plat approval by the Planning Commission, road construction plans for the cul-de-sac shall be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained;
11. Upon submittal of the Preliminary Plat, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
12. 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 lots from an unplatted remnant property. The applicant has also submitted a Variance to the Subdivision Regulations request in conjunction with the Layout Plat application. (See companion item #06SV063.)

On April 30, 2006, City Council approved a Layout Plat for two lots (06PL027) with stipulations for the subject property.

The applicant is now submitting a Layout Plat for two lots with a revised lot configuration. The new Layout Plat proposes that the size of the lots be 4.3 acres and 1.8 acres respectively. The applicant has also revised the access easement to the subject property. The subject property is located northwest of the intersection of Carlin Drive and Crane Drive. The current zoning of the property is Suburban Residential District (County).

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 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

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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:

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 50 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 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 minimum 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 a cul-de-sac at the end of the access easement for proposed Lot 12. The cul-de-sac is identified with a 110 foot diameter. Staff noted that the cul-de-sac 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 the cul-de-sac 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

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serves more than one lot, a public water system is required. The design and specifications shall meet the 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, the applicant must 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.

Exception Request: Staff noted that the proposed lots would create seven lots being served by an access easement in lieu of a maximum of four lots as per the Street Design Criteria Manual. An exception was granted on October 4, 2006 since the two parcels are being platted using a previously existing easement as access.

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