

STAFF REPORT
January 4, 2007

No. 06PL176 - Preliminary Plat

ITEM 9

GENERAL INFORMATION:

PETITIONER	Renner & Associates for Rob Livingston
REQUEST	No. 06PL176 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Tract A of Government Lot 1 and Tract A of Government Lot 2, Section 18, T1N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 15 of Block 1 of Blake Estates Subdivision, Section 18, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 35.203 acres
LOCATION	Northwest of the intersection of Blake Road and West Highway 44
EXISTING ZONING	Public Use District (Pennington County)
SURROUNDING ZONING	
North:	General Agriculture District
South:	Suburban Residential District
East:	Suburban Residential District
West:	Limited Agriculture District - Low Density Residential District
PUBLIC UTILITIES	Rapid Canyon Sanitary Sewer District/Community Water
DATE OF APPLICATION	12/8/2006
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the January 25, 2007 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide the subject property into 15 residential 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, water, sewer and pavement along the section line highways located along the north lot line and the west lot line of the subject property. In addition, a Variance to the Subdivision Regulations to allow a lot twice as long as wide has been submitted. (See companion item number 06SV075.)

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On August 7, 2006, the City Council approved a Layout Plat to subdivide the subject property into 15 residential lots. In addition, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along an access easement extending north of Blake Road; to install curb, gutter sidewalk, street light conduit along Blake Road with the stipulation that an alternate walking path be provided; and, to install curb, gutter sidewalk, street light conduit, water, sewer and additional pavement along West S.D. Highway 44 with the stipulation that the applicant sign a waiver of right to protest any future assessment for the improvements.

On May 23, 2006, the County Board of Commissioners approved a Planned Unit Development request to allow 15 single family residential lots with one common lot on the subject property.

The property is located approximately one-half mile west of the City limits of Rapid City on the north side of West S.D. Highway 44. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Zoning: As previously indicated, a Planned Unit Development has been approved by Pennington County for the subject property to allow 15 single family residential lots and one common lot. A stipulation of approval states that each lot must have a minimum lot size of .5 acres. The proposed Preliminary Plat identifies Lot 15 with a .491 acre lot size. As such, staff is recommending that the Preliminary Plat be continued to allow the applicant to revise the plat document to comply with the approved Planned Unit Development or a Major Amendment to the Planned Unit Development must be obtained.

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed Preliminary Plat identifies that five of the lots will have a length twice the distance of the width. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations be obtained to allow a lot twice as long as it is wide or the plat document must be revised to comply with the length to width requirement.

Drainage: The applicant has submitted a drainage plan proposing individual retention facilities on each lot. However, this does not meet the requirements of the Drainage Criteria Manual. In particular, local on-site detention must be provided and constructed by the developer to insure immediate functionality of the drainage improvements. In addition, calculations for the proposed culverts must be submitted for review and approval. Calculations must also be submitted for review and approval showing the flows through the drainage ditch located on Lots 8, 9 and 10 and the required culvert size for this drainage ditch. In addition, calculations demonstrating that the proposed 60 foot and 75 foot wide drainage easements are sufficient to handle the drainage flows must be submitted for review and approval.

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The typical road section for Blake Road will not adequately convey storm water run-off. At a minimum, a rural ditch section must be provided.

Staff is recommending that the Preliminary Plat be continued to allow the applicant to submit the additional and/or revised drainage information as identified.

Grading/Geotechnical Information: A complete grading plan must be submitted for review and approval showing the entire grading of the site, including driveways, building pads, retaining walls (if needed), etc. demonstrating that developable areas exist on each lot. In addition, the Pennington County Highway Department staff has noted that the proposed grading of a 5 to1 (20%) slope to the edge of the street will not allow an approach that meets the Pennington County Ordinance 14 Standards of a maximum 5% approach grade from the edge of the street surface to the right-of-way line.

Additional geotechnical information must also be submitted for review and approval which includes the pavement design for the proposed street.

Staff is recommending that the Preliminary Plat be continued to allow the applicant to submit the additional and/or revised grading and geotechnical information as identified.

Section Line Highway: A north-south section line highway and an east-west section line highway extend through the subject property. The section line highways are classified as lane place streets requiring that they be constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, the 66 foot wide section line highway must be dedicated as right-of-way. To date, the section line highways are unimproved. As such, road construction plans must be submitted for review and approval showing the section line highway(s) constructed as identified and the 66 foot wide section line highway dedicated as right-of-way or a Variance to the Subdivision Regulations must be obtained or the section line highway(s) must be vacated.

As noted above, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to improve the section line highways. However, during the review of the Layout Plat, staff informed the applicant that the Vacation of the section line highways would be the preferred method for addressing the section line highway issue. To date, the applicant has not provided any information indicating that the Vacation of the section line highways is not possible. As such, staff is recommending that the Preliminary Plat be continued to allow the applicant to vacate the section line highway or demonstrate that the adjacent property owner(s) oppose the vacation request.

Blake Road: The intersection of Blake Road and West S.D. Highway 44 and the 90 degree corner along Blake Road exceeds a maximum allowable 5% slope. As such, the profile must be revised to provide a landing area of at least fifty feet in length with a maximum slope of 5% or an Exception to the Street Design Criteria Manual must be obtained. In addition, horizontal curve information for Blake Road must be submitted for review and approval.

The applicant has submitted an Exception to the Street Design Criteria Manual to allow a 600 foot long cul-de-sac street in lieu of a maximum 500 foot long cul-de-sac street.

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However, the cul-de-sac length is measured to the point with two means of ingress/egress, or to West S.D. Highway 44, resulting in a cul-de-sac length of approximately 1,300 feet. As such, the applicant must submit a revised Exception request to allow a 1,300 foot long cul-de-sac in lieu of a maximum 500 foot long cul-de-sac without an intermediate turnaround every 600 feet as per the Street Design Criteria Manual or the plat document must be revised accordingly.

Staff is recommending that the Preliminary Plat be continued to allow the applicant to submit the additional and/or revised construction plans and/or Exception requests as identified.

In addition, the street name for Blake Road, as it extends west from the 90 degree corner must be renamed to a different street name. Staff is recommending that a different name be submitted to Emergency Services Communication Center for review and approval and that the plat document be revised to show the approved street name prior to submittal of a Final Plat application.

Water: The applicant has indicated that a well will be drilled into the Madison Aquifer. In addition, the applicant has indicated that a 75,000 gallon reservoir will be utilized providing 500 gallons per minute for two hours. To date, well information has not been submitted identifying that the well will function as proposed. Recently, the City and County have been made aware of water shortage issues with community water systems utilized in subdivisions located within our three mile platting jurisdiction and immediately adjacent to the City's three mile jurisdiction. In particular, a recently platted subdivision along Sheridan Lake Road, known as Sheridan Lake Highlands, is experiencing water shortages within a new residential subdivision. It was assumed that the well would function as proposed and that, with the reservoir, would provide water service as needed to the development. However, the well is not performing as proposed and the adjacent property owners have indicated that the development is causing drawdown in existing surrounding wells. As such, staff is recommending that well information, including pump data, well house plans, depths, etc. be submitted for review and approval as required by Ordinance. In addition, the applicant must submit calculations showing that the six inch water main is sufficient and provide complete plans for the water main from the reservoir to Blake Road prior to Preliminary Plat approval by the Planning Commission.

The previously approved Planned Unit Development stipulates that an "operational centralized water system with fire hydrants and water mains of adequate size to provide 1000 gallons per minute for two hours; or as approved by the Pennington County Fire Coordinator and the Rapid City Fire Chief or his designee" be provided. As noted above, the applicant has submitted information providing 500 gallons per minute for two hours. The Rapid City Fire Department staff has indicated that a minimum 1000 gallons per minute for one hour may be provided with the stipulation that all residential structures be fire sprinklered. Staff is recommending that the Preliminary Plat be continued to allow the applicant to submit the additional water information and to meet the minimum stipulations of approval of the Planned Unit Development. In particular, well information, including pump data, well house plans, depths, etc. must be submitted for review and approval as required by Ordinance and as per the approved Planned Unit Development.

Sewer: The property is located within the Rapid Canyon Sanitary District. The applicant has

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submitted a letter from the Rapid Canyon Sanitary Sewer District indicating that they have no objection to the proposed subdivision connecting with the Sewer District. In addition, the applicant has submitted an Engineering Report identifying that adequate capacity is available within the Rapid Canyon Sanitary District for the proposed subdivision. However, a detail of the connection to the existing manhole must be submitted for review and approval to show that this new connection does not conflict with the five existing connections.

The sewer plans identify a sewer service line extending across Lot 6 within an eight foot wide sanitary sewer easement to serve Lot 8. In addition, the applicant has submitted an Exception to the Street Design Criteria Manual to allow the sewer service line to be extended across another lot within an easement in lieu of being extending directly from right-of-way to the lot. To date, plans for the sewer service line have not been submitted for review and approval. In addition, a note on the plat states that an eight foot wide utility and minor drainage easement is located along the interior sides of all lot lines. As such, staff is recommending that a minimum 25 foot wide utility easement be provided along the north lot line of Lot 6 to insure adequate room for private utilities and the sewer service line to Lot 8. In addition, a note on the plat must specify that a minimum five foot separation between the sewer service line and other utilities be maintained.

Staff is recommending that the Preliminary Plat be continued to allow the applicant to submit the revised sewer information and to revise the plat document as identified.

Utility Master Plan: To date, a plan sheet from all of the affected utilities showing the location of the utilities has not been submitted for review and approval. As such, staff is recommending that the Preliminary Plat be continued to allow the applicant to submit the information as noted.

Shared Approach/Non-Access Easements: The plat document identifies Lots 7 and 9 as two adjacent flagpole lots. The applicant must identify the location of the driveway(s) to Lots 7 and 9 to determine if a shared approach must be shown on the plat document.

In addition, the plat document must be revised to show non-access easements in compliance with the Street Design Criteria Manual. In particular, a non-access easement must be shown along the east side Lot 1, the first fifty feet of all corner lots and along the section line highways, if they are not vacated.

Cost Estimate: A revised cost estimate must be submitted for review and approval to include the revisions to the construction plans as noted above.

Staff is recommending that the Preliminary Plat be continued to allow the applicant to submit all of the information as identified above.