

STAFF REPORT
January 4, 2007

No. 06PL185 - Preliminary Plat

ITEM 12

GENERAL INFORMATION:

PETITIONER	Renner & Associates for John Duffield
REQUEST	No. 06PL185 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lots 25 and 25 of Block 3 of Moon Meadows Estates, Section 34, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.24 acres
LOCATION	At the southern terminus of North Star 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	12/8/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

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

1. 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;
2. 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;
3. Prior to Preliminary Plat approval by the City Council, the applicant shall dedicate an additional five feet of right-of-way for the cul-de-sac and submit construction plans for North Star Road for review and approval or obtain a Variance to the Subdivision Regulations;
4. Prior to Preliminary Plat approval by the City Council, the applicant shall 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;
5. Prior to Preliminary Plat approval by the City Council, the applicant shall submit a revised plat document with lot lines radial to the cul-de-sac for review and approval or obtain a

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- Variance to the Subdivision Regulations; and,
6. 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 existing lots to create a lot 7.8 acres in size and a lot 1.8 acres in size. The applicant has stated that the reason for the reconfiguration is to adjust the property lines to conform to the existing development. In addition, the applicant has submitted a Variance to the Subdivision Regulations (See associated item 06SV074.)

The property is currently zoned Suburban Residential District in Pennington County and is located south of Moon Meadows Drive at the southern terminus of North Star Road. Currently a single family residence is 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:

Sewer: The plans indicate an existing on-site wastewater treatment system. 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. This information is necessary to ensure adequate sewer capacity for the existing owner and future owners and to determine potential health and safety issues for the surrounding community. 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. This information is necessary to ensure adequate water capacity for the existing owner and future owners and to determine potential health and safety issues for the surrounding community. Staff is recommending that the above referenced information be submitted for review and approval prior to Preliminary Plat approval by the City Council.

North Star Road: North Star Road extends south from Moon Meadows Drive resulting in an approximate 2,000 foot long cul-de-sac. The southern terminus of North Star Road is located along the north lot line of the subject property. North Star Road 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, North Star Road has a 50 foot wide right-of-way and an approximate 18 foot wide gravel surface. Staff also noted the cul-de-sac requires a minimum 110 foot diameter turnaround and is currently a 100 foot diameter turnaround. As such, staff is recommending that prior to City Council approval, the applicant shall dedicate an additional five feet of right-of-way for the cu-de-sac and submit construction plans for North Star Road for review and approval or obtain a Variance to the Subdivision Regulations.

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Special Exception: As previously indicated North Star Road is a cul-de-sac that extends approximately 2,000 feet south of Moon Meadows Drive. Staff noted that 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.

Lots: Section 16.12.190 (F) states that side lot lines shall be substantially at right angles to streets except on curves where they shall be radial. Staff noted that the reconfigured lot line is not radial to the cul-de-sac. Staff recommends that prior to City Council approval of the Preliminary Plat the applicant shall revise the plat document or obtain a Variance to the Subdivision Regulations.

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