

STAFF REPORT
February 22, 2007

No. 07PL013 - Layout Plat

ITEM 6

GENERAL INFORMATION:

PETITIONER	Boschee Engineering for Scott Zandstra
REQUEST	No. 07PL013 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot 2E, less right-of-way of the SW1/4 of the SE1/4, Section 7, T1S, R7E, BHM, and a portion of the NW1/4 of the NE1/4, Section 18, T1S, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 of Block 1 of Paradise Pines Subdivision, located in the SW1/4 of the SE1/4, Section 7, and the NW1/4 of the NE1/4, Section 18, all located in T1S, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.43 acres
LOCATION	Southwest of the intersection of Wilderness Canyon Road and U.S. Highway 16
EXISTING ZONING	Planned Unit Development District
SURROUNDING ZONING	
North:	Highway Services District (Pennington County)
South:	General Agriculture District (Pennington County)
East:	General Agriculture District (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	Private water and sewer
DATE OF APPLICATION	1/26/2007
REVIEWED BY	Jonathan Smith / Emily Fisher

RECOMMENDATION:

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

1. Prior to City Council approval, the Layout Plat shall be revised to include all of the proposed lots and shall show the plat title and certificate(s);
2. Upon submittal of a Preliminary Plat application, construction plans for U.S. Highway 16 shall be submitted for review and approval. In particular, the plans shall show the street constructed with curb, gutter, water, sewer, sidewalk and street light conduit or obtain a Variance to the Subdivision Regulations;
3. Upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines

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- shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. If individual on-site wastewater systems are proposed, then an on-site wastewater plan prepared by a Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems shall be submitted for review and approval;
4. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review. If a shared well and/or a community water facility is proposed than it shall be designed as a public water system or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show utility easement(s) as needed;
 5. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show a non-access easement along U. S. Highway 16;
 6. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show a ten foot wide planting screen easement along U. S. Highway 16 or a Variance to the Subdivision Regulations shall be obtained.
 7. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 8. 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; and,
 9. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to create a 6.43 acre lot to be known as Lot 1 of Block 1 of Paradise Pines. The proposed Layout Plat is not located within the municipal boundaries of the City of Rapid City; however a small portion of the subject property is located within the City of Rapid City's three mile platting jurisdiction. In addition, a Variance to the Subdivision Regulations to waive the requirement to install, curb, gutter, sidewalk, street light conduit, water and sewer and to waive the requirement to dedicate additional right of way along U.S. Highway 16 has been submitted in conjunction with this Layout Plat. (See companion item No. 07SV002.)

The property is located southwest of the intersection of Wilderness Canyon Road and U.S. Highway 16. In addition, the subject property is zoned Planned Unit Development District by Pennington County. Currently, the property is void of any structural development.

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 Design Criteria Manual will require a formal variance request or a special exception whichever is applicable.

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STAFF REVIEW:

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

Platting Jurisdiction: As noted above, only a portion of Lot 1 is located within the City's platting jurisdiction. As such, the applicant has also submitted a Layout Plat to the County Planning Department for review and approval. The Layout Plat submitted to the County shows several additional proposed lots located south of Lot 1. A complete plat document must be submitted for review and approval showing the entire plat to be recorded in order to insure that legal access to proposed Lot 1 is being provided and to insure that the plat title and certificates are correct. Staff is recommending that the revised plat be submitted for review and approval prior to Layout Plat approval by the City Council.

U.S. Highway 16: U.S. Highway 16 is located along the north lot line of the subject property and is classified as a principal arterial street on the City's Major Street Plan requiring that it be located in a minimum 100 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, U.S. Highway 16 is located in an approximate 270 foot wide right-of-way and constructed with two 30 foot wide paved street sections. Staff is recommending that upon submittal of a Preliminary Plat application, construction plans for U.S. Highway 16 be submitted for review and approval. In particular, the plans must show the street constructed with curb, gutter, water, sewer, sidewalk and street light conduit or obtain a Variance to the Subdivision Regulations.

Sewer: Sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines must be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. If individual on-site wastewater systems are used, 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. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance.

Water: Water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. If on-site well(s) and/or a community water source are used, data to confirm that the well(s) have sufficient flows and water quality must be submitted for review and approval. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance.

Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements. In particular, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. As such, staff is recommending that prior to the City's acceptance of the public improvements, a warranty surety be submitted for review and approval as required.

The proposed plat generally complies with all applicable Zoning and Subdivision Regulations

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assuming compliance with the stated stipulations.