

STAFF REPORT
January 10, 2008

No. 07PL162 - Preliminary Plat

ITEM 8

GENERAL INFORMATION:

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| APPLICANT | Raymond J. Crawford III |
| AGENT | Britton Engineering |
| PROPERTY OWNER | Raymond J. Crawford, III |
| REQUEST | No. 07PL162 - Preliminary Plat |
| EXISTING LEGAL DESCRIPTION | Lot 4R of High Sheridan Ranch Subdivision, Section 35, T1N, R6E, BHM, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Lots A and B of Lot 4R of High Sheridan Ranch Subdivision, Section 35, T1N, R6E, BHM, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 9.58 acres |
| LOCATION | 23435 Sand Lane |
| EXISTING ZONING | Low Density Residential District (Pennington County) |
| SURROUNDING ZONING | |
| North: | Low Density Residential District (Pennington County) |
| South: | Limited Agriculture District (Pennington County) |
| East: | Low Density Residential District (Pennington County) |
| West: | Low Density Residential District (Pennington County) |
| PUBLIC UTILITIES | None |
| DATE OF APPLICATION | 12/7/2007 |
| REVIEWED BY | Jonathan Smith / Ted Johnson |

RECOMMENDATION:

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

1. Prior to approval by the Planning Commission the applicant shall coordinate with the Pennington County Fire Department, and Rapid City Fire Department to determine adequate fire flows for the proposed lots;
2. Prior to approval by the City Council the applicant shall remove the swimming pool on proposed Lot A that is encroaching into a 16 foot minor drainage and utility easement, or vacate the portion of the minor drainage and utility easement in which the encroachment occurs;
3. Prior to Preliminary Plat approval by the City Council, road construction plans for Sand Lane shall be submitted for review and approval. In particular, the road construction

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- plans shall show the street constructed with curb, gutter, pavement, sidewalk, sewer, and street light conduit or a Variance to the Subdivision Regulations shall be obtained;
4. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval; or a Variance to the Subdivision Regulations shall be obtained;
 5. Upon submittal of the 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,
 6. 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 Preliminary Plat application to subdivide an existing 9.58 acre parcel into a 6.31 acre parcel identified as Lot A, and a 3.27 acre parcel identified as Lot B. Currently a single family residence, a swimming pool, and an accessory building are located on the property. A Variance to the Subdivision Regulations (#01SV028) to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, and sewer was approved by Council on November 5, 2001. The property was platted (#01PL108) on November 5, 2001. An associated Layout Plat (#07PL128) was approved by City Council on November 5, 2007. A Variance to the Subdivision Regulations (#07SV064) to waive the requirement to install curb, gutter, sidewalk, street light conduit, and sewer has been filed in conjunction with this request. The property is not located within the municipal boundaries of the City of Rapid City; however, the property is located within the City of Rapid City's Three Mile Platting Jurisdiction. The property is currently zoned Low Density Residential District by Pennington County.

STAFF REVIEW:

Staff has reviewed the applicant's Preliminary Plat request and noted the following considerations:

RIGHT OF WAY:

Sand Lane currently abuts the property. The Street Design Criteria Manual classifies Sand Lane as a Lane/ Place street. A Lane/ Place street requires a right-of-way width of 45 feet. Currently the right-of-way width of Sand Lane measures 66 feet in width and meets the minimum standards of the Street Design Criteria Manual.

LOT SIZE:

Pennington County's Zoning Ordinance requires a minimum three acre lot size in a Low Density Residential Zoning District. The applicant is proposing to create a 6.31acre lot and a 3.27 acre lot. The proposed subdivision request meets the minimum lot size standards of the Pennington County Zoning Ordinance.

PLATTING IMPROVEMENTS:

As part of the platting process the applicant is required to install water, sewer, pavement, sidewalk, street light conduit, curb and gutter. Currently Sand Lane has a 30 foot paved surface and meets the minimum pavement width of 24 feet for a Lane/ Place Street with parking on both sides. Prior to approval by the Planning Commission the applicant is required to submit construction drawings stamped by a Registered Professional Engineer identifying sidewalk, sewer, street light conduit, curb, and gutter along Sand Lane or obtain a Variance to the

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Subdivision Regulations.

Currently a four inch water main is located within the right-of-way of Sand Lane. The applicant has submitted data identifying a fire flow rate of 250 gallons per minute for 100 minutes, which is substantially less than the normal requirement of 1000 gallons per minute. Prior to approval by the Planning Commission, staff recommends that the applicant coordinate with the Rapid City Fire Department, and the Pennington County Fire Coordinator to determine a fire flow rate that would be acceptable for this subdivision, or the dwellings will be required to be sprinklered.

The applicant has indicated that both proposed lots will be serviced by the existing water main which is part of a private 25,000 gallon rural water system reservoir that is estimated to provide a domestic flow rate of four gallons per minute to proposed Lot A and proposed Lot B. Staff has noted that this meets the minimum standard for domestic flow rates.

CUL-DE- SAC

Stipulation # 1 of the approved Layout Plat (#07PL128) was that the applicant obtain an Exception to the Street Design Criteria Manual to allow a 2,700 foot cul-de-sac with an intermediate turnaround in lieu of a maximum 500 foot long cul-de-sac street with an intermediate turnaround every 600 feet as per the Street Design Criteria Manual. Staff has noted that an Exception has been granted.

DRAINAGE EASEMENT:

The Plat Document identifies a swimming pool encroaching into the 16 foot wide minor drainage and utility easement extending north/south through the middle of the property. Prior to approval by the City Council the applicant shall remove the swimming pool from the easement, or vacate that portion of the easement in which the encroachment occurs, or relocate the minor drainage easement as part of the plat providing that the required utility companies grant approval, and staff approval of drainage data demonstrating that an alternate location for the minor drainage easement can be provided.

FLOODPLAIN:

The property is not located within the Federally designated 100 year floodplain.

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