

STAFF REPORT
July 10, 2008

No. 08PL084 - Layout Plat

ITEM 50

GENERAL INFORMATION:

APPLICANT	James Steele
AGENT	Janelle Finck for Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	James Steele
REQUEST	No. 08PL084 - Layout Plat
EXISTING LEGAL DESCRIPTION	The SE1/4 SE1/4 SE1/4 less Lot H-1 of Section 25, T2N, R6E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2 of S and S Subdivision, formerly the SE1/4 SE1/4 SE1/4 less Lot H-1 of Section 25, T2N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.04 acres
LOCATION	At the northern terminus of Sun Ridge Road
EXISTING ZONING	General Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	General Agriculture District (Pennington County)
East:	General Agriculture District (Pennington County)
West:	Limited Agriculture District (Pennington County)
PUBLIC UTILITIES	Private water and sewer
DATE OF APPLICATION	5/16/2008
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

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

1. Upon submittal of the Preliminary Plat application, the road construction plans for the extension of Sun Ridge Road shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed with a minimum 60 foot right-of-way and a 24 foot wide paved surface with curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations shall be obtained;
2. Upon submittal of the Preliminary Plat application, the road construction plans for the section line highways shall be submitted for review and approval or a Variance to the

STAFF REPORT
July 10, 2008

No. 08PL084 - Layout Plat

ITEM 50

- Subdivision Regulations shall be obtained to waive the street improvements or the section line highway shall be vacated. The adjacent property owner shall participate in the platting or vacation of the section line highways or a Variance to the Subdivision Regulations shall be obtained to allow half a right-of-way. In particular, the road shall be located in a minimum 66 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
3. Upon submittal of the Preliminary Plat application, a drainage plan shall be submitted for review and approval. In addition, the plat shall be revised to show drainage easements as needed;
 4. Upon submittal of the Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water lines shall be submitted for review and approval. 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, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines 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;
 6. Upon submittal of the Preliminary Plat application, a topographical drawing showing any proposed grading and a sediment and erosion control plan for all improved areas shall be submitted for review and approval;
 7. Upon submittal of the Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 8. Prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval;
 9. Prior to submittal of a Final Plat application, a Wild Fire Mitigation Plan shall be submitted for review and approval and the plan shall be implemented;
 10. Upon submittal of a Final Plat application, surety shall be posted and subdivision inspection fees be paid as required;
 11. Prior to Final Plat approval, portions of the property shall be rezoned or the lots shall be reconfigured to meet the minimum lot size requirements of the General Agricultural District or a Lot Size Variance shall be obtained;
 12. Prior to the City's acceptance of the public improvements, a warranty surety be submitted for review and approval as required; and,
 13. The approved Layout Plat for which no grading, construction or other improvements have been initiated within two years of the date of approval of the plat shall be deemed as expired. However, the owner or applicant of the plat may, prior to the termination of the two year period, request a one year extension subject to approval by the City Council.

GENERAL COMMENTS: (Update: July 3, 2008. All revised and/or added text is shown in bold.) This item was continued to the July 10, 2008 Planning Commission meeting to allow additional information to be submitted regarding the construction of Sun Ridge Road through the property and the adjacent property to the west. On June 26, 2008, a

STAFF REPORT
July 10, 2008

No. 08PL084 - Layout Plat

ITEM 50

stop work order was issued for the project because the required construction stakes and erosion control measures were not in place along Sun Ridge Road. On July 2, 2008 City staff inspected the project and noted that the required construction stakes and erosion control measures were installed. The stop work order was removed July 2, 2008. As such, Staff recommends that the Layout Plat be approved with the above stated stipulations.

The applicant has submitted a Layout Plat to subdivide approximately 10.04 acres into two lots. The applicant has also submitted a Variance to the Subdivision Regulations request in conjunction with the Layout Plat application. (See companion item #08SV033.)

The property is located west of Rapid City on Sun Ridge Road. Currently, there are no structures on the property.

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.

STAFF REVIEW:

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

Zoning: The property is currently zoned General Agricultural District in Pennington County which requires a minimum lot size of forty acres. The applicant should be aware that prior to Final Plat approval, portions of the property must be rezoned or the lots must be reconfigured to meet the minimum lot size requirements of the General Agricultural District or a Lot Size Variance must be obtained.

Drainage: As part of the Preliminary Plat application, a grading plan for all improved areas must be submitted for review and approval. In addition, a drainage plan must be submitted for review and approval. In particular, the drainage plan must be designed in compliance with the Drainage Criteria Manual. The drainage plan must also demonstrate that the design flows do not exceed pre-developed flows or on-site detention must be provided. If on-site detention is required, then design calculations and details for the detention must be submitted for review and approval. Staff is recommending that upon submittal of the Preliminary Plat application, a drainage and grading plan must be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as necessary.

Water Systems: Staff noted that no information on the water system was submitted with the Layout Plat. As such, staff is recommending that upon submittal of the Preliminary Plat

STAFF REPORT
July 10, 2008

No. 08PL084 - Layout Plat

ITEM 50

application, water system plans prepared by a Registered Professional Engineer verifying the source and demonstrating that sufficient quantities for domestic and fire flows be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Wastewater Disposal Systems: Staff noted that no information on the sanitary sewer system was submitted with the Layout Plat. As such, staff is recommending that upon submittal of the Preliminary Plat application, 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 tests, demonstrating that the soils are suitable for on-site wastewater treatment systems must be submitted for review and approval.

Sun Ridge Road: Sun Ridge Road construction plans must be submitted for review and approval. It is classified as a collector street; therefore, the road construction plans must show the street constructed with a minimum 60 foot wide right-of-way and a 24 foot wide paved surface with curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations shall be obtained. Currently, this portion of Sun Ridge Road and the adjacent portion of Sun Ridge Road to the west is located in a 66 foot right-of-way and constructed with an approximate 24 foot wide gravel surface but was approved to be constructed as a 24 foot wide chip seal surface. The adjacent portion of Sun Ridge Road to the east is currently located in a 66 foot right-of-way and constructed with an approximate 24 foot wide chip seal surface. Staff recommends that upon submittal of the Preliminary Plat application, the road construction plans for the extension of Sun Ridge Road shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed with a minimum 60 foot right-of-way and a 24 foot wide paved surface with curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations must be obtained.

Section Line Highway: Unimproved section line highways are located along the south lot line and east lot line of the property. The section line highways must be constructed to City Street Design Standards with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. The applicant also has the option of vacating the section line highway; however, portions of the section line highways are located on adjacent properties under different ownerships than the property being platted. As such, the adjacent property owners must participate in the vacation or the platting of the section line right-of-way or a Variance to the Subdivision Regulations to allow platting half a right-of-way must be obtained. Staff is recommending that the section line highway issue be addressed as identified prior to Preliminary Plat approval by the City Council.

Forty Dwelling Units: Currently, Sun Ridge Road serves as exclusive access to 43 residential lots. The proposed layout will result in 44 lots with one exclusive point of access. On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling

STAFF REPORT
July 10, 2008

No. 08PL084 - Layout Plat

ITEM 50

units are exclusively accessed from a street.” Staff noted that the H-Lot previously created to extend Sun Ridge Road through the property created a nontransferable parcel. The proposed subdivision will create one additional lot in the area and staff noted that a previous exception was granted for the area to allow 43 units. As such, an Exception Request (#08EX058) was granted to allow 44 dwelling units in lieu of 40 dwelling units with one point of access.

Fire Protection: The Fire Department staff has stated that the structures shall be fully fire sprinkled if minimum access requirements and minimum required fire flows cannot be met. In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access or a Variance to the Subdivision Regulations shall be obtained. Staff is recommending that construction plans be submitted for review and approval as identified upon Preliminary Plat submittal.

The Fire Department staff has also indicated that the property is located in a high wild fire hazard area. As such, prior to submittal of a Final Plat application, a Wild Fire Mitigation Plan must be submitted for review and approval. In addition, the Wild Fire Mitigation Plan must be implemented.

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