

STAFF REPORT
April 7, 2011

No. 11PL017 - Preliminary Plat

ITEM 11

GENERAL INFORMATION:

APPLICANT	Frederick and Arlene White
PROPERTY OWNER	Frederick White
REQUEST	No. 11PL017 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lots 7 and 8 of Block 2 of Green Valley Estates, located in the SE1/4 of Section 23, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 7R and Lot 8R of Block 2 of Green Valley Estates
PARCEL ACREAGE	Approximately 2.458 acres
LOCATION	5811 Green Tree Drive
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 well and private on-site wastewater system
DATE OF APPLICATION	3/11/2011
REVIEWED BY	Vicki L. Fisher / Brandon Quiett

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, the applicant shall identify and secure Major Drainage Easements as needed to limit development or encroachments into the 100 year Federally designated floodplain. In addition, a Floodplain Development Permit shall be obtained prior to the start of any construction within the 100 year Federally designated floodplain;
2. Prior to Preliminary Plat approval by the City Council, construction plans for Green Tree Drive shall be submitted for review and approval. In particular, the construction plans shall show the street constructed with curb, gutter, sidewalk, street light conduit, water and sewer. In addition, the cul-de-sac bulb shall be located within a minimum 110 foot diameter right-of-way and constructed with a minimum 96 foot wide diameter paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the

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- Subdivision Regulations shall be obtained. The plat document shall also be revised to provide an additional five feet of right-of-way for the cul-de-sac bulb or a Variance to the Subdivision Regulations shall be obtained;
3. Prior to Preliminary Plat approval by the City Council, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. If a private water system is utilized, then an on-site water plan prepared by a Professional Engineer shall be submitted for review and approval. In addition, the water plans shall demonstrate that adequate fire and domestic flows are being provided. The plat document shall also be revised to provide utility easements as needed;
 4. Prior to Preliminary Plat approval by the City Council, 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 utilized, 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. In addition, information shall be provided identifying the condition and location of the existing wastewater system including flood proofing measures;
 5. Prior to Preliminary Plat approval by the City Council, a utility master plan including existing and proposed public and private utilities shall be submitted for review and approval. In addition, the applicant shall demonstrate that water and sewer extensions are being provided through the property in accordance with the Green Valley Sanitary District's Master Utility Plan or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to provide utility easements as needed;
 6. Prior to Preliminary Plat approval by the City Council, a drainage plan in compliance with Drainage Criteria Manual shall be submitted for review and approval for any subdivision improvements;
 7. Prior to Preliminary Plat approval by the City Council, a cost estimate of the required subdivision improvements shall be submitted for review and approval if any subdivision improvements are required;
 8. Prior to Preliminary Plat approval by the City Council, the existing shed shall be relocated and/or removed in part to eliminate encroaching into the eight foot wide minor drainage and utility easement or the applicant shall obtain approval by the City Engineer to reduce the width of the easement for the area of the shed;
 9. Prior to submittal of a Final Plat application, the plat document shall be revised to show the Certificate of Finance Officer as follows: "I, Finance Officer of the City of Rapid City, do hereby certify that the Growth Management Director of the City of Rapid City, has approved this Final Plat as shown hereon";
 10. 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;
 11. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,
 12. The approved Preliminary 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

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Council.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to reconfigure two lots. The two lots are currently identified as Lots 7 and 8 of Block 2 of Green Valley Estates. In addition, the applicant has submitted a Variance to the Subdivision Regulations (File #11SV005) to waive the requirement to provide pavement, curb, gutter, sidewalk, street light conduit, water and sewer and to reduce the right-of-way width from 110 feet to 100 feet for the cul-de-sac bulb for Green Tree Drive as it abuts the property.

On June 15, 2009, the City Council approved a Layout Plat (File #09PL022) to consolidate the two lots into one lot.

The property is located at the northern terminus of Green Valley Drive. Currently, a single family residence is located across the common lot line between Lots 7 and 8. In addition, an accessory structure is located in the northern portion of Lot 8.

STAFF REVIEW:

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

Floodplain: The entire property is located within the 100 year Federally designated floodplain as per the Pennington County Flood Insure Rate Map administered by the Federal Emergency Management Agency. The map does not identify the area of the hydraulic floodway within the 100 year Federally designated floodplain. Chapter 15.32.200.A of the City's adopted Flood Area Construction Regulations states that "all subdivisions shall be consistent with the need to minimize flood damage". In addition, Chapter 15.32.220 states that encroachments shall be prohibited within the floodway, including fill, new construction, substantial improvements and other development unless a technical evaluation by a Professional Engineer demonstrates that the encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge. As such, prior to Preliminary Plat approval by the City Council, the applicant must identify and secure Major Drainage Easements as needed to limit development or encroachments into the 100 year Federally designated floodplain as per the City's adopted Flood Area Construction Regulations. In addition, a Floodplain Development Permit must be obtained prior to the start of any construction within the 100 year Federally designated floodplain.

Green Tree Drive: Green Tree Drive, a cul-de-sac street, is located along the east lot line of the property and serves as access to the site. Green Tree Drive 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. In addition, the cul-de-sac bulb must be located within a minimum 110 foot wide diameter right-of-way and constructed with a minimum 96 foot wide diameter paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Green Tree Drive is located within a 66 foot wide right-of-way and constructed with an approximate 24 foot wide paved. In addition, the cul-de-sac bulb is located within a 100 foot diameter right-of-way and constructed with an approximate 24 foot wide paved surface.

Prior to Preliminary Plat approval by the City Council, construction plans for Green Tree

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Drive must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to provide an additional five feet of right-of-way for the cul-de-sac bulb or a Variance to the Subdivision Regulations must be obtained.

Wastewater: Chapter 16.16.050 of the Rapid City Municipal Code states that “sewer collection systems shall be installed in each subdivision within Rapid City and surrounding platting jurisdictions in accordance with City specifications”. The applicant has indicated that the existing residence located on proposed Lot 8R is currently being served by an on-site septic tank and drainfield. In addition, the applicant has indicated that any future residential development on proposed Lot 7R will be served by an on-site wastewater system.

Prior to Preliminary Plat approval by the City Council, 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 must be obtained.

Water: The applicant has submitted a site plan showing an existing well located on proposed Lot 8R to serve both properties. In addition, the plat document identifies the location of the well and the service line from Lot 8R to Lot 7R within a utility easement. However, to date, the applicant has not submitted any well data demonstrating that adequate fire and domestic flows are being provided to serve the two lots. As such, staff recommends that prior to Preliminary Plat approval by the City Council, water plans prepared by a Registered Professional Engineer showing the extension of water mains be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. If a private water system is utilized as proposed, then an on-site water plan prepared by a Professional Engineer must be submitted for review and approval. In addition, the water plans must demonstrate that adequate fire and domestic flows are being provided. The plat document must also be revised to provide utility easements as needed.

Master Utility Plan: The property is located within the Green Valley Sanitary District’s service area. As such, upon submittal of a Preliminary Plat application, the applicant must demonstrate that water and sewer extensions are being provided through the property in accordance with the Green Valley Sanitary District’s Master Utility Plan or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document must be revised to provide utility easements as needed.

The applicant must also provide a utility master plan including all of the existing and proposed public and private utilities. In addition, the plat document must be revised to provide utility easements as needed.

Minor Drainage and Utility Easement: Currently, the accessory structure on Lot 8 is located approximately 2 feet from the side lot line. The Pennington County Planning Department has indicated that any expansion to the existing accessory structure will require that a Variance be obtained from the County’s Zoning Board of Adjustment to reduce the required side yard setback from five feet to two feet. In addition, as a part of platting the property, a minimum 8 foot minor drainage and utility easement must be dedicated along all of the interior lot lines unless the City Engineer approves a reduction in the width of the easement

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as per Chapter 16.12.200.A of the Rapid City Municipal Code.

Prior to submittal of a Preliminary Plat application, the existing shed must be relocated and/or removed in part to eliminate encroaching into the eight foot wide minor drainage and utility easement or the applicant must obtain approval by the City Engineer to reduce the width of the easement for the area of the shed.

Inspection Fees and Surety: Chapter 16.20.080 of the Rapid City Municipal Code states that before any Final Plat is approved, an additional fee must be paid to the City to cover the costs of inspection of the subdivision improvements required by the Ordinance. In addition, surety for any required subdivision improvements that have not been completed must be posted. As such, staff is recommending that upon submittal of a Final Plat application, surety be posted and subdivision inspection fees be paid as required.

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 any public improvements, a Warranty Surety be submitted for review and approval if subdivision improvements are required.

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