

STAFF REPORT

August 9, 2001

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**No. 01PL073 - Layout Plat**

**ITEM 9**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 01PL073 - Layout Plat</b>
LEGAL DESCRIPTION	Lots 1 thru 20 of Enchanted Pines Subdivision located in the S1/2 NW/14 NE1/4, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20 acres
LOCATION	At the northern terminus of Enchanted Pines Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City water
REPORT BY	Blaise Emerson

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the Planning Commission, a grading plan shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the Planning Commission, a drainage plan shall be submitted which shall include all relative calculations and analysis for review and approval;
3. Prior to Preliminary Plat approval by the Planning Commission, complete engineering plans shall be submitted for water, sewer, streets, and storm drainage improvements for review and approval;
4. Prior to Preliminary Plat approval by the Planning Commission, an engineering evaluation for the suitability of the site for on-site waste water disposal facilities shall be provided;
5. Prior to Preliminary Plat approval by the Planning Commission, a complete master plan for future sanitary sewer extension including all easements shall be provided;
6. Prior to Preliminary Plat approval by the Planning Commission, a preliminary grade line for the extension of Enchanted Pines Drive to the future connection with Fifth Street shall be provided;

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Fire Department Recommendations:

7. Prior to Preliminary Plat approval by the Planning Commission, a site plan shall be provided showing the location of all water lines and fire hydrants;
8. Prior to Preliminary Plat approval by the Planning Commission, a wild land fire mitigation plan shall be submitted for review and approval;

Transportation Planning Division Recommendations:

9. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall identify a bike path on the engineering plans for review and approval,

Air Quality Division Recommendations:

10. Prior to any construction, an Air Quality Permit shall be obtained;

Urban Planning Division Recommendations:

11. Prior to Final Plat approval by the City Council, the associated rezoning request from General Agriculture District to Low Density Residential shall be approved;
12. Prior to Final Plat approval, a Planned Residential Development plan shall be submitted and approved;
13. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide documentation on the legal status of the north/south driveway/access easement; and,
14. Prior to Final Plat approval by the City Council, surety shall be posted for any subdivision improvements that have not been completed and any subdivision inspection fee shall be paid.

GENERAL COMMENTS: This plat proposes to subdivide a twenty (20) acre tract of land adjacent to the Enchanted Hills Subdivision II into twenty (20) single family residential lots. The lots range in size from .6 acres to 1 acre. The plat would extend Enchantment Pines Road to the east.

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 outstanding 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 that is provided. All specific details of the subdivision may not be addressed at the Layout Plat stage 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 City 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 request and has noted the following considerations:

Street Network - Staff is requesting that a master plan of the extension of Enchanted Pines Road. The applicant's agent has indicated that the street can be extended to connect to

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Fifth Street in the future. The feasibility of this connection needs to be reviewed as part of the Preliminary Plat. The proposed extension of Enchanted Pines Drive would end with a length of 1650 feet from the intersection Enchantment Road. There is an additional 1200 feet of street/driveway beyond the proposed end of the street. The maximum length for a cul-de-sac is 1200 feet. There are also areas on either side of the road that are identified as moderate to high wildland fire hazard areas. Staff could not recommend approval of additional development density along Enchanted Pines Drive if it could not be extended to provide a second means of access in the future. Staff would encourage the applicant to submit information regarding the extension of Enchantment Pines Drive to 5th Street to the City staff for review and approval prior to expanding any significant time or resources on the development of construction plans for this subdivision.

There are two ten acre parcels located to the north of the subject property. A Layout Plat has been approved to subdivide the eastern ten acres into two lots. Access to the western lot was identified through an access easement across the subject property. The ten acre parcel has legal and physical access from the section line highway located on the north side of the ten acre parcel. The applicant's agent has identified that they have not found any documentation of any easement to this parcel. If an existing access easement exists, the applicant will be required to construct this to City street standards.

The South Robbinsdale Neighborhood Area Future Land Use Plan shows a bike path connection from the subject property to Fifth Street. The applicant's engineering plans will need to include the design of a bike path. The applicant is not responsible for building the additional width for the bike path as this is an over sizing cost which the City is obligated to pay.

Waste Water Disposal - The applicant is proposing that an on-site waste water disposal system be used for each lot. Staff is requesting that an engineering evaluation for the suitability for on-site waste water disposal facilities for each lot be provided. In the previous subdivision all septic system were required to be designed so they could be abandoned in the future and to allow the connection to the central sanitary sewer system when available. Staff is requesting that a master plan for sanitary sewer of the area be provided as part of the Preliminary Plat submittal. This will help determine if any utility easements need to be retained for future extension of a sanitary sewer system.

Staff will not support a Subdivision Variance to waive the requirement for sanitary sewer (dry sewer) for the proposed subdivision. With the growth that has occurred in this area, it is reasonable to believe that sanitary sewer will be to the subject property in the near future. Dry sewer will allow the subdivision to convert to a central sewer system in the future when it becomes available.

Land Use - The South Robbinsdale Neighborhood Area Future Land Use Plan shows this area as a Planned Residential Development with one dwelling unit per acre. Staff is recommending that a Planned Residential Development be submitted to insure that the density of the area remains one dwelling unit per acre as per the South Robbinsdale Neighborhood Area Future Land Use Plan and to address concerns with on-site waste water designs.

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Wildland Fire Hazard - The Fire Department has identified the northern and southern portion of the property as a moderate to high wild fire hazard area. Prior to Preliminary Plat approval, a fire mitigation plan shall be submitted for review and approval by the Fire Department. Based in the fire mitigation plan, the Fire Department may require residential fire sprinkler system for some or all of the proposed lots.