

STAFF REPORT

January 9, 2003

No. 02PL126 - Layout Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich for Dean Kelly
REQUEST	No. 02PL126 - Layout Plat
EXISTING LEGAL DESCRIPTION	A portion of Lot 6 of Miracle Pines Subdivision located in the NW1/4 Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots B thru E of Lot 6 of Miracle Pines Subdivision located in the NW1/4 Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.149 acres
LOCATION	3960 Corral Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District w/Planned Residential Development
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District w/Planned Residential Development
PUBLIC UTILITIES	City Water
DATE OF APPLICATION	12/12/2002
REPORT BY	Tom Kurtenbach

RECOMMENDATION: Staff recommends that the Layout Plat be denied.

GENERAL COMMENTS: The applicant is proposing to split a 3.4 acre parcel into four lots. The property is located north of Corral Drive approximately half way between Carriage Hills Drive and Park Drive. A single family residence is located on proposed Lot B, and a shed is located on proposed Lot C. The lot is semi-wooded with the neighboring properties being heavily wooded. Currently, City water is located in the Corral Drive right-of-way; however, sanitary sewer service is located approximately 800 feet east of the property along Corral Drive.

STAFF REPORT

January 9, 2003

No. 02PL126 - Layout Plat

ITEM 7

In August 2001, a Layout Plat application to split this same parcel into two lots was submitted. Preliminary and Final Plat applications have not been submitted. The Layout Plat was approved with the following stipulations in September, 2001:

1. Prior to Preliminary Plat approval by the Planning Commission, topographic information and a drainage plan shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide documentation regarding the suitability of the proposed lots for on-site waste water facilities. A site plan shall be provided identifying the location of all wells on the property and within one hundred fifty feet of the property and the location of the proposed on-site waste water facilities. Two locations for on-site waste water facilities shall be identified on the eastern lot and the existing on-site waste water facility and one additional location shall be identified for the western lot;
3. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide plans for the connection to City water service for both lots;
4. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall identify the locations of the access points for both lots for review and approval. A non-access easement shall be identified for the frontage of Corral Drive except for the approved approach locations;
5. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide a wildland hazard mitigation plan for review and approval;
6. Prior to Final Plat approval by the City Council, the applicant shall dedicate an additional seventeen feet of right-of-way for Corral Drive,
7. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide complete engineering plans for sidewalks, curb, gutter, and sanitary sewer for Corral Drive or enter into an agreement for a future assessment project;
8. Prior to Final Plat approval by the City Council, the subdivision improvement estimate form shall be submitted for review and approval and the subdivision inspection fees shall be paid; and,
9. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

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

Drainage - The applicant's proposal will quadruple the density of development. Currently, no storm water facilities or easements exist to protect properties to the north and east of this site from additional run off. As a result, there are serious concerns that sufficient drainage facilities do not exist down stream to handle the additional storm run off from the proposed development. Based on the topography of the area and the lack of sufficient drainage facilities, Staff cannot support the proposed Layout Plat at this time.

Sewer and Water Services - The Subdivision Regulations require a connection to City sanitary sewer if the nearest main line is located within five hundred feet of the proposed subdivision. According to City records, the subject property is not located within five hundred feet of sanitary sewer service. Septic tanks would be allowed on an interim basis while dry sewer would be required to be installed. A site plan identifying the location of all

STAFF REPORT

January 9, 2003

No. 02PL126 - Layout Plat

ITEM 7

wells on the property and within one hundred fifty feet of the property and the location of the proposed on-site waste water facilities has not been submitted.

In August, 1987 a study of septic systems was conducted in several subdivisions in West Rapid City. Findings of the study indicated a septic system failure rate of 25 percent, with drainfield problems accounting for 53 percent of the system failures. Due to concerns about the increase in density as identified, Staff cannot support the proposed Layout Plat until such time as sewer service is extended to the site.

Access - Currently there are two access points to the subject property from Corral Drive. Ingress and egress using either access point is dangerous due to limited sight triangles caused by the topography and the layout of Corral Drive in the area of the subject property. Even if the proposed private access easement would be the sole access point to all four proposed lots, Staff believes the increased ingress/egress associated with the increased density at this location would make the existing situation more hazardous. Therefore, Staff cannot support the proposed Layout Plat at this time.

Fire Protection - The subject property is considered a moderate/high wild fire hazard area by the Rapid City Fire Department. At a minimum, construction of a water line, fire hydrant, and turn-around meeting Uniform Fire Code requirements would be necessary at the north end of the proposed private access easement. Street signs identifying addresses of each proposed lot to be approved by the Fire Department would also be necessary. Considering the topography in the area, the wild fire hazard classification, and the proposed developmental density, Staff cannot support the proposed Layout Plat at this time.

Due to the lack of storm drainage facilities in the area, the lack of central sewer service, the hazardous access to the property, and the fire protection concerns for this area, Staff cannot support the Layout Plat proposal at this time.