

STAFF REPORT

April 24, 2003

No. 03PL035 - Layout, Preliminary and Final Plat

ITEM 27

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering Company for Dean Kelly
REQUEST	No. 03PL035 - Layout, Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	Lot 6 of Miracle Pines Subdivision located in the NE1/4 NW1/4, Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots B and C of Lot 6, Miracle Pines Subdivision located in the NE1/4 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 in ROW; On-site wastewater disposal
DATE OF APPLICATION	03/27/2003
REPORT BY	Tom Kurtenbach

RECOMMENDATION:

Staff recommends that the Layout, Preliminary and Final Plat be continued to the May 8, 2003 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS: The applicant is proposing to split a 3.4 acre parcel into two 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. Proposed Lot C is void of structural development. 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

STAFF REPORT

April 24, 2003

No. 03PL035 - Layout, Preliminary and Final Plat

ITEM 27

Corral Drive. In January 2003, the applicant submitted a Layout Plat which proposed to split the 3.4 acre parcel into four lots. Staff had concerns regarding the lack of storm drainage facilities in the area, the lack of central sewer service, the hazardous access to the property, and fire protection for this area. At the applicant's request, the Planning Commission continued the proposed plat to allow the applicant to submit additional information to address the development concerns at the subject property. Additional information was not submitted by the applicant, and on March 27, 2003 the Planning Commission denied without prejudice the proposed Layout Plat.

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, Preliminary, Final Plat and has noted the following considerations:

Drainage - The applicant's proposal will double the density of development. Currently, no

STAFF REPORT

April 24, 2003

No. 03PL035 - Layout, Preliminary and Final Plat

ITEM 27

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 downstream to handle the additional storm run off from the proposed development. A drainage plan was submitted by the applicant. Engineering staff has reviewed the drainage plan and has some concerns and questions which need to be addressed by the applicant. Staff recommends that the proposed plat be continued to allow the applicant to submit additional information which will clearly state the recommendations for drainage improvements at the subject property.

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 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. It should be noted that a water connection fee will be assessed for proposed Lot C prior to issuance of a building permit for this lot. Engineering staff recommend that the applicant submit a water system design to identify the source and distribution system for the proposed development.

Required wastewater disposal information includes the location of all areas acceptable for septic tanks and drainage fields, soil types, profile of the soil to a depth of bedrock, impervious material or groundwater and the location of percolation test holes and results of percolation tests.

Staff recommends that the proposed plat be continued to allow the applicant to submit the required water and private septic system information.

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. Engineering staff recommends that the applicant identifies shared access to the proposed lots from Corral Drive, or demonstrate that sight triangle requirements will be met at existing driveway locations. Alternately, access to proposed Lot C should be consolidated with the adjacent property to eliminate the existing access point(s) that are not in compliance with specifications listed in the Street Design Criteria Manual.

Fire Protection - Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide a Wildland Fuels Mitigation Plan for review and approval. The applicant shall post street signs identifying addresses of each proposed lot to be approved by the Fire Department. The applicant shall demonstrate that driveway gradients not exceeding 16 percent, or a note shall be placed on the plat stating, "Buildings on any lots having driveways exceeding 16% slope shall be equipped with an automated residential

STAFF REPORT

April 24, 2003

No. 03PL035 - Layout, Preliminary and Final Plat

ITEM 27

sprinkler system subject to approval by the Rapid City Fire Department". Prior to Final Plat approval by the City Council, the applicant shall demonstrate that all Uniform Fire Code regulations are being met.

Subdivision Improvements - The Subdivision Regulations require that at the time of platting, streets and access easements abutting the proposed plat must be improved to include water, dry sewer, curb and gutter, street light conduit, signage, and sidewalks on both sides of the street. Engineering staff have requested that surety be posted for the installation of a street light to be located in the Corral Drive right of way near the common lot line between proposed Lots B and C. The remaining subdivision improvements to Corral Drive shall be made, or a Subdivision Regulations Variance to waive the required improvements shall be obtained. Additionally, a signed Waiver of Right To Protest Agreement for improvements within the Corral Drive right of way shall be submitted.

Corral Drive right of way - Corral Drive located south of the subject property is identified as a minor arterial street in the Major Street Plan. The existing right of way width for Corral Drive is 66 feet. The minimum required right of way width for a minor arterial street is 100 feet. Based on this information, the applicant must either dedicate an additional 17 feet of right of way width or obtain a Subdivision Regulations Variance to waive the requirement.

Plat Certificates - The owner's signature on the plat and that on the application do not match. The applicant shall demonstrate whether the owner signature certificate on the plat is correct.

Section Line Highway - A section line highway is located along the north property lines of the proposed lots. The Subdivision Regulations require that at the time of platting the section line highway must be improved to include water, dry sewer, curb and gutter, street light conduit and sidewalks on both sides of the street, or a Subdivision Regulation Variance must be obtained to waive the requirement for improvements of that portion of the section line highway adjacent to the proposed subdivision. In lieu of a Subdivision Regulations Variance to waive the improvements, the section line highway that lies within the subject property may be vacated on the proposed plat. If the applicant proposes to vacate the section line highway, the vacation petition must be completed and submitted to Staff for review.

Staff is recommending that the Layout, Preliminary, Final Plat be continued to the May 8, 2003 Planning Commission Meeting to allow the applicant to submit additional information as outlined above.