

STAFF REPORT

March 25, 2004

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**No. 04PL018 - Layout Plat**

**ITEM 17**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 04PL018 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	N1/2 N1/2 NE1/4 of Section 16, T1S, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 3, Collins Estates, located in the N1/2 N1/2 NE1/4 of Section 16, T1S, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 40 acres
LOCATION	Along 237th Street
EXISTING ZONING	Limited Agriculture District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	General Agriculture District (County)
East:	General Agriculture District (County)
West:	General Agriculture District (County)
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	02/26/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat application, a drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary;
3. 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

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- 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;
4. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review. If a shared well is proposed then 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, road construction plans for 237<sup>th</sup> Street shall be submitted for review and approval. In particular, the 237<sup>th</sup> Street shall be constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer improvements or a Variance to the Subdivision Regulations shall be obtained;
  6. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
  7. Upon submittal of the Preliminary Plat application, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval or a Variance to the Subdivision Regulations waiving the requirement to provide a central water system shall be obtained;
  8. A Special Exception is hereby granted to allow a 1,350 foot long cul-de-sac without intermediate turnarounds in lieu of a 1,200 foot long cul-de-sac with intermediate turnarounds every 600 feet as per the Street Design Criteria Manual with the stipulation that a turnaround with a minimum 110 foot diameter right-of-way and a 92 foot wide diameter all weather surface shall be provided at the end of the cul-de-sac;
  9. Prior to Preliminary Plat approval by the City Council, a Special Exception shall be obtained to allow a street in excess of 12% grade as per the Street Design Criteria Manual or road construction plans shall be submitted for review and approval lowering the grade of the road to 12%;
  10. Prior to Preliminary Plat approval by the City Council, a Special Exception shall be obtained to allow the existing street to be located off center line of the right-of-way as per the Street Design Criteria Manual or additional right-of-way shall be dedicated for portions of the street;
  11. 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;
  12. Upon submittal of a Final Plat application, a road maintenance agreement for 237<sup>th</sup> Street shall be submitted for review and approval;
  13. Upon submittal of a Final Plat application, a reserve area shall be shown or a note shall be placed on the plat indicating that at the time a Building Permit is applied for, a reserve drainfield area will be identified and held in reserve unless a public sewer system is provided; and,
  14. 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.

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General Comments:

The applicant has submitted a Layout Plat to subdivide a 40 acre lot into three lots ranging in size from ten acres to 15 acres. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, water, sewer and pavement along 237<sup>th</sup> Street as it abuts the subject property. (See companion item #04SV012.)

The property is located at the western terminus of 237<sup>th</sup> Street and is currently void of any structural development.

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:

237<sup>th</sup> Street: A section line highway, 237<sup>th</sup> Street, is located along the north lot line of the subject property. The road is classified as a lane place street requiring a minimum 49 foot wide right-of-way with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water, sewer and pavement. Currently, 237<sup>th</sup> Street is located in a 66 foot wide right-of-way with an approximate 20 foot wide graveled surface. Upon submittal of a Preliminary Plat, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Portions of the street located east of the subject property are located outside of the section line highway. A previous court action ordered that access be granted in part from an adjacent property located north of the section line highway. The County Board of Commissioners subsequently approved the construction of the street with a minimum 20 foot wide graveled surface and with a maximum grade of 15%. It appears that portions of the street are in excess of 30%. The City's Street Design Criteria Manual states that streets shall not exceed 12%. As such, prior to Preliminary Plat approval by the City Council, a Special Exception must be obtained to allow a street in excess of 12% grade as per the Street Design Criteria Manual or road construction plans shall be submitted for review and approval lowering the grade of the road to 12%. In addition, it appears that portions of the street have not been constructed on the center line of the right-of-way as per the Street Design Criteria Manual. As such, prior to Preliminary Plat approval by the City Council, a

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Special Exception must be obtained to allow the existing street to be located off center line of the right-of-way or additional right-of-way must be dedicated accordingly.

Cul-De-Sac: The Street Design Criteria Manual states that in high fire hazard areas, a cul-de-sac shall not exceed 500 feet in length. The plat document identifies 237<sup>th</sup> Street as an approximate 5,500 foot long cul-de-sac. In addition, an intermediate turnaround must be provided along a cul-de-sac at intervals not exceeding 600 feet. The applicant has requested a Special Exception to allow the cul-de-sac length as identified without intermediate turnarounds. Topographic constraints within this area limit the potential of extending the street in any direction in order to provide a looped roadway. The Fire Department has indicated that the proposed driveways may serve as fire apparatus turnarounds. As such, the Fire Department staff has indicated that the Special Exception can be supported with the stipulation that a turnaround with a minimum 110 foot diameter right-of-way and a 92 foot wide diameter paved surface be provided at the end of the cul-de-sac. Staff is recommending that the Special Exception be granted to allow a 1,350 foot long cul-de-sac without intermediate turnarounds in lieu of a 1,200 foot long cul-de-sac with intermediate turnarounds every 600 feet as per the Street Design Criteria Manual with the stipulation as stated by the Fire Department staff. The Fire Department staff has also indicated that 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.

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s) or a Variance to the Subdivision Regulations must be obtained waiving the requirement to install a central water system. In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access. Staff is recommending that construction plans be submitted for review and approval as identified upon Preliminary Plat submittal.

Sewer: 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 shall be obtained. If individual on-site wastewater systems are used, then an on-site wastewater plan prepared by a Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems must be submitted for review and approval. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance.

Water: Water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. If on-site well(s) are used, data to confirm that the well(s) have sufficient flows and water quality must be submitted for review and approval. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance.

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Drainage: As part of the Preliminary Plat application, a drainage plan must be submitted for review and approval. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. The plat document must be revised to provide drainage easements as needed. Staff is recommending that upon submittal of a Preliminary Plat application, a drainage and grading plan, as well as an erosion and sediment control plan, be submitted for review and approval and the plat document be revised to provide drainage easements as identified.

Road Maintenance Agreement: The Pennington County Highway Department staff has indicated that a road maintenance agreement for 237<sup>th</sup> Street must be submitted for review and approval. Staff is recommending that upon Final Plat application, a road maintenance agreement be submitted for review and approval as required by City Ordinance.

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