

STAFF REPORT
October 21, 2004

No. 04PL136 - Layout Plat

ITEM 30

GENERAL INFORMATION:

PETITIONER	Jerry Wendland for Keith Kuchenbecker
REQUEST	No. 04PL136 - Layout Plat
EXISTING LEGAL DESCRIPTION	SW1/4 NW1/4 of Section 13, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 8, Block 1; Lots 1 thru 29, Block 2; Lots 1 thru 4, Block 3; Lots 1 thru 17, Block 4; Lots 1 thru 51, Block 5; Lots 1 thru 13, Block 6; Lots 1 thru 14, Block 7; a subdivision, located in the SW1/4 NW1/4 of Section 13, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 40 acres
LOCATION	East of Anderson Road
EXISTING ZONING	General Agriculture District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	General Agriculture District (County)
East:	General Agriculture District (County)
West:	Limited Agriculture District / Suburban Residential District (County)
PUBLIC UTILITIES	Community water and sewer
DATE OF APPLICATION	09/23/2004
REVIEWED BY	Vicki L. Fisher / David L. Johnson

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, geotechnical analysis, including pavement design, shall be submitted for review and approval;
3. Upon submittal of a Preliminary Plat application, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall provide on-site detention as needed. In addition, the plat document shall be revised to provide drainage easements as necessary;
4. Upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered

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- 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. The applicant shall also provide information identifying the entity responsible for operation and maintenance of the central sewer system and obtain South Dakota Department of Environment and Natural Resource approval;
5. 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 and approval or a Variance to the Subdivision Regulations shall be obtained. The applicant shall also provide information identifying the entity responsible for operation and maintenance of the central water system and obtain South Dakota Department of Environment and Natural Resource approval;
 6. Upon submittal of a Preliminary Plat application, road construction plans for Anderson Road shall be submitted for review and approval. In particular, the road construction plans shall show Anderson Road constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 7. Upon submittal of a Preliminary Plat, road construction plans for Prairie Aster Lane, Golden Rod Lane, Choke Cherry Loop and the un-named street extending to the east lot line shall be submitted for review and approval. In particular, the road construction plans shall show the streets located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 8. Upon submittal of a Preliminary Plat application, road construction plans for Bunch Berry Circle, Marigold Court and Butter Cup Court shall be submitted for review and approval. In particular, the streets shall be located in a minimum 49 foot right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. In addition, the construction plans shall identify the construction of a permanent turnaround at the end of the cul-de-sacs with a minimum 110 foot diameter right-of-way and a minimum 92 foot diameter paved surface or a Variance to the Subdivision Regulations shall be obtained;
 9. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show the northern loop of Prairie Aster Lane aligning with the approved approach located along the west side of Anderson Road;
 10. Upon submittal of a Preliminary Plat application, the plat document shall be revised to provide a 115 foot non-access easement along Prairie Aster Lane as it extends east from Anderson Road. In addition, the plat document shall be revised to show a non-access easement along Anderson Road and the first fifty feet of all corner lots or a Special Exception to the Street Design Criteria Manual shall be obtained;
 11. Upon submittal of a Preliminary Plat, a utility master plan shall be submitted for review and approval. In particular, the utility master plan shall provide for the extension of private and public utilities through the subject property as well as to adjacent properties;
 12. Upon submittal of a Preliminary Plat application, a Phasing Plan shall be submitted for review and approval. In particular, the Phasing Plan shall identify that no more than forty dwelling units shall have one point of access or a Special Exception to allow more than 40 dwelling units with one point of access shall be obtained;
 13. Upon submittal of a Preliminary Plat application, a cost estimate for the subdivision improvements shall be submitted for review and approval;

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14. 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;
15. Prior to submittal of a Final Plat application, a road maintenance agreement shall be submitted for review and approval;
16. Prior to submittal of a Final Plat application, a Variance to the Subdivision Regulations shall be obtained to allow a lot length greater than twice the lot width or the plat shall be revised to comply with the length to width requirement;
17. Prior to submittal of a Final Plat application, the plat document shall be revised to show a ten foot wide planting screen easement along Anderson Road or a Variance to the Subdivision Regulations shall be obtained;
18. Prior to submittal of a Final Plat application, the applicant shall submit different street names for Prairie Aster Lane and Choke Cherry Loop to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street names;
19. Prior to submittal of a Final Plat application, the property shall be rezoned by Pennington County from General Agriculture District to Suburban Residential District; and,
20. 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.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide 40 acres into 135 residential lots. The Layout Plat identifies that the lots range in size from approximately 6,500 square feet to 29,360 square feet. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk and street light conduit along Anderson Road. (See companion item #04SV054.)

The property is located approximately one-half mile north of the Anderson Road/S.D. Highway 44 intersection on the east side of Anderson Road 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:

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Zoning: The property is located in Pennington County, outside of the City limits of Rapid City and is currently zoned General Agriculture District by Pennington County. The General Agriculture District requires a minimum 40 acre lot size. As previously indicated the proposed Layout Plat identifies lots ranging in size from 6,500 square feet to 29,360 square feet. The Pennington County Planning Department has indicated that the applicant has submitted a Rezoning request to change the zoning of the property from General Agriculture District to Suburban Residential District. The Suburban Residential District requires a minimum 6,500 square foot lot size. As such, staff is recommending that the property be rezoned as proposed prior to submittal of a Final Plat application.

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed plat identifies that 16 of the lots have a length twice the distance of the width. As previously indicated, the applicant has submitted a Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide. Prior to submittal of a Final Plat, the Variance to the Subdivision Regulations must be obtained or the plat must be revised to comply with the length to width requirement.

Drainage: As part of the Preliminary Plat application, a drainage plan must be submitted for review and approval. The drainage plan must identify that any discharge meets pre-development flow rates or on-site detention must be provided. 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 needed.

Anderson Road: Anderson Road is located along the west lot line of the subject property and is classified as a minor arterial street on the City's Major Street Plan. A minor arterial street must be located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Anderson Road is located in a 66 foot wide right-of-way and constructed with a 20 foot wide paved surface. The Preliminary Plat identifies the dedication of an additional 17 foot wide right-of-way for Anderson Road. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans be submitted as identified or a Variance to the Subdivision Regulations be obtained.

Golden Rod Lane, Prairie Aster Lane, Choke Cherry Loop Un-named Street: These four streets are proposed as interior streets within the subdivision and are classified as sub-collector streets. Sub-collector streets must be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Staff is recommending that upon submittal of the Preliminary Plat application, road construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

The Layout Plat identifies Prairie Aster Lane extending off Anderson Road in a looped configuration. Staff has noted that the northern intersection of Prairie Aster Lane does not

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align with a previously approved approach located west of Anderson Road. As such, staff is recommending that upon submittal of a Preliminary Plat application, the plat document be revised to show the northern loop of Prairie Aster Lane aligning with the previously approved approach located along the west side of Anderson Road.

Marigold Court, Butter Cup Court and Bunch Berry Circle: The Layout Plat identifies these three streets as cul-de-sac streets within the proposed development. The cul-de-sac streets are classified as lane place streets requiring that they be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water, sewer and pavement. In addition, the cul-de-sac bulbs must be located in a minimum 110 foot wide diameter right-of-way with a minimum 90 foot wide diameter paved surface. Staff is recommending that 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.

Non-access Easements: The Street Design Criteria Manual requires a minimum 115 foot separation between the Prairie Aster Lane/ Anderson Road intersection and any driveways along Prairie Aster Lane. The Layout Plat identifies that the lots along this section of Prairie Aster Lane are 80 feet in width which does not meet the separation requirement as identified. As such, staff is recommending that upon submittal of a Preliminary Plat application, the plat document be revised in order to provide a 115 foot non-access easement along Prairie Aster Lane as it extends east from Anderson Road. In addition, the plat document must be revised to show a non-access easement along Anderson Road and the first fifty feet of all corner lots or a Special Exception to the Street Design Criteria Manual shall be obtained.

Geotechnical Report: A geotechnical report including pavement design must be submitted for review and approval. Staff is recommending that upon submittal of a Preliminary Plat, a geotechnical report be submitted for review and approval as identified.

Road Maintenance Agreement: The Pennington County Highway Department staff has indicated that a road maintenance agreement for the proposed streets 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.

Street Names: The Emergency Services Communication Center has indicated that different street names for Prairie Aster Lane and Choke Cherry Loop must be submitted for review and approval. As such, staff is recommending that prior to submittal of a Final Plat application, the applicant shall submit different street names to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street names.

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. In addition, the applicant must identify the entity responsible for operation and maintenance of the community sanitary sewer system and obtain South Dakota Department of Environment and Natural Resource

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approval. Based on the size of the proposed lots and existing high ground water on the subject property, individual on-site wastewater systems are not appropriate for this development. 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) and/or a community water source are used, data to confirm that the well(s) have sufficient flows and water quality must be submitted for review and approval. In addition, the water plans must show the existing water system layout, including location and size of mains, reservoir capacity, overflow elevations, well location and capacity. The water plans must also address high and low water pressure looping. In addition, the applicant must submit documentation that the existing community water district concurs with the proposed expansion of use. 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.

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.

Planting Screen Easement: The Subdivision Regulations require that a 10 foot wide planting screen easement be provided along all arterial streets within a residential development. The Preliminary Plat does not show the required planting screen easement. As such, staff is recommending that prior to submittal of a Final Plat application, the plat document be revised to show a ten foot wide planting screen easement along Anderson Road or a Variance to the Subdivision Regulations must be obtained.

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