

STAFF REPORT  
November 4, 2004

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**No. 04PL147 - Layout Plat**

**ITEM 7**

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GENERAL INFORMATION:

PETITIONER	Daniel P. Wegner
REQUEST	<b>No. 04PL147 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 4 of Tract 2 Revised, Cavern Crest Subdivision, Section 11, T1N, R6E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 4A and 4B of Tract 2 Revised, Cavern Crest Subdivision, Section 11, T1N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 14.14 acres
LOCATION	2680 Cavern Road
EXISTING ZONING	Planned Unit Development
SURROUNDING ZONING	
North:	Limited Agriculture District
South:	Limited Agriculture District
East:	Limited Agriculture District
West:	Low Density Residential District
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	10/08/2004
REVIEWED BY	Renee Catron-Blair / Curt Huus

RECOMMENDATION:

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

1. 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;
2. Upon submittal of a Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval;
3. Upon submittal of a Preliminary Plat application, an on-site wastewater plan prepared by a Registered Professional Engineer showing an evapotranspiration system or a holding tank wastewater disposal system shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
4. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains and lines shall be submitted for review. Data to confirm that proposed on-site well(s) have sufficient flows and water

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- quality shall be submitted for review and approval. If a shared well and/or a community water facility 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 the Preliminary Plat application, road construction plans for Cavern Road shall be submitted for review and approval. In particular, Cavern Road shall be constructed with curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations shall be obtained;
  6. Upon submittal of the Preliminary Plat application, a site plan shall be submitted identifying existing structures, wells, septic systems and existing and proposed approaches along Cavern Road;
  7. A Special Exception is hereby granted to allow more than four lots to access via an easement;
  8. A Special Exception is hereby granted to allow an approximate 2,500 foot long cul-de-sac with one intermediate turnaround in lieu of a maximum 500 foot long cul-de-sac with intermediate turnarounds at intervals not exceeding 600 feet in extreme fire danger areas;
  9. Upon submittal of a Final Plat application, a note shall be placed on the plat indicating that at the time a Building Permit is applied for, an evapotranspiration system or holding tank system is provided for on any new wastewater disposal systems;
  10. Prior to submittal of a Final Plat application, the applicant shall submit a plat document showing the proper street name and dedicated right-of-way for Cavern Road and shall show the required Final Plat certificates; and,
  11. Prior to submittal of a Final Plat application, a Wild Fire Mitigation Plan shall be submitted for review and approval. In addition, the Wild Fire Mitigation Plan shall be implemented.

**GENERAL COMMENTS:**

The applicant has submitted a Layout Plat to subdivide a 14 acre lot into two lots, sized approximately six acres and eight acres respectively. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, water and sewer along Cavern Road as it abuts the subject property. (See companion item #04SV060.) The applicant has also submitted a Special Exception to allow more than four lots to access via an easement and a Special Exception to allow an approximate 2,500 foot long cul-de-sac with one intermediate turnaround in lieu of a maximum 500 foot long cul-de-sac with intermediate turnarounds at intervals not exceeding 600 feet in extreme fire danger areas.

The property is located off West S.D. Highway 44 on Cavern Road. A building permit was issued through Pennington County on March 11, 2004. In addition, the property was rezoned on September 28, 2004 from Limited Agricultural District to a Planned Unit Development.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify all 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 the City of 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

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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:

Cavern Road: Cavern Road is located along the west side of the subject property and is classified as a lane place street requiring that the street be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Cavern Road is located in a 66 foot wide county easement with an approximate 24 foot wide paved surface. Prior to Preliminary Plat approval by the City Council, construction plans must be submitted for review and approval showing the installation of curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. Prior to Final Plat, the existing County Easement will need to be dedicated as right-of-way. In addition, the Fire Department has indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction.

Fire Protection: The Fire Department staff has indicated that all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access or a Variance to the Subdivision Regulations shall be obtained. Staff is recommending that construction plans be submitted for review and approval as identified upon Preliminary Plat submittal.

The Fire Department staff has also indicated that the property is located in an extreme wild fire hazard area. As such, 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. Staff is recommending that the Uniform Fire Code be continually met.

Drainage: As part of the Preliminary Plat application, a grading and 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. The plat document must show any drainage easements as needed. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval.

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, depth of wells 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 to ensure separation from well water as per South Dakota State Regulations. In addition, easements must be shown on the plat document as needed.

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Wastewater Disposal Systems: Information is requested for an adequate area for a septic system as well as a reserve septic system that will meet the South Dakota State Regulations. The property is located within the Madison Aquifer vulnerability area and requires on-site wastewater disposal plans prepared by a Registered Professional Engineer for review and approval if septic systems are proposed. Plans must be submitted showing an evapotranspiration system or holding tank wastewater disposal systems.

Special Exceptions: The applicant has submitted a Special Exception to allow more than four lots to access via an easement. Staff is recommending that a Special Exception be granted due to the easement becoming dedicated right-of-way prior to Final Plat approval. A Special Exception to allow an approximate 2,500 foot long cul-de-sac with one intermediate turnaround in lieu of a maximum 500 foot long cul-de-sac with intermediate turnarounds at intervals not exceeding 600 feet in extreme fire danger areas was also submitted. Staff is recommending that a Special Exception be granted as the applicant has agreed to provide a fire apparatus access turnaround area on their property. This intermediate interval turnaround is located approximately 1,000 feet in on Cavern Road.

Site Plan: A site plan must be submitted identifying existing structures, wells, septic systems and existing and proposed approaches along Cavern Road.

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