

STAFF REPORT
December 9, 2004

No. 04PL153 - Preliminary Plat

ITEM 2

GENERAL INFORMATION:

PETITIONER	CETEC Engineering Services, Inc.
REQUEST	No. 04PL153 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of Lot 5 Revised, Block 4 and half the vacated right-of-way of Spring Canyon Trail of Clarkson Subdivision, located in the SE1/4 NE1/4 and SW1/4 NE1/4, Section 31, T1N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 6 and Lot 7 of Block 4 of Clarkson Subdivision, located in the SE1/4 NE1/4 and SW1/4 NE1/4, Section 31, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.9 acres
LOCATION	8503 Clarkson Road
EXISTING ZONING	Suburban Residential District
SURROUNDING ZONING	
North:	Suburban Residential District
South:	Suburban Residential District
East:	Suburban Residential District
West:	Suburban Residential District
PUBLIC UTILITIES	Community water and private sewer
DATE OF APPLICATION	10/29/2004
REVIEWED BY	Renee Catron-Blair / Curt Huus

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, road construction plans for Spring Canyon Trail shall be submitted for review and approval. In particular, the construction plans shall show Spring Canyon Trail located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit and sewer or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, road construction plans for Clarkson Road shall be submitted for review and approval. In particular, the construction plans shall show Clarkson Road located in a minimum 60 foot wide right-of-way and constructed with curb, gutter, sidewalk, street light conduit and sewer or a Variance to

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- the Subdivision Regulations shall be obtained;
3. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 4. Prior to Preliminary Plat approval by the City Council, geotechnical information identifying the soil testing and design calculations for pavement design for the parking lot shall be submitted for review and approval. In addition, geotechnical information identifying the soil testing and design of the retaining wall, footing and foundations shall be submitted for review and approval; and,
 5. Upon submittal of the 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:

(Update December 3, 2004. All revised and/or added text is shown in bold print.) This item was continued at the November 24, 2004 meeting to allow the applicant time to submit additional information. On December 1, 2004 the applicant submitted additional survey information revising the plat document and site plan.

The applicant has submitted a Preliminary Plat to subdivide 6.08 acres, into proposed Lot 6 Block 4 (1.12 acres) and **proposed Lot 7 Block 4** (4.960 acres). The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, pavement, sewer and street light conduit along Spring Canyon Trail and Clarkson Road as they abut the subject property. (See companion item #04SV061.)

The subject property is located along Spring Canyon Trail within the Sheridan Lake Road area. Currently, there are no structures located on the subject property and it is located in a Suburban Residential Zoning District (Pennington County) requiring a minimum lot size of 6,500 square feet. The proposed lots comply with the minimum lot size requirements. Lot 6 Block 4 is the proposed site of a High Level Water Tank for Colonial Pine Hills Sanitary District.

STAFF REVIEW:

Staff has reviewed the Preliminary Plat and has noted the following considerations:

Spring Canyon Trail: Spring Canyon Trail is located along the west lot line. As noted, a significant portion of Spring Canyon Trail is proposed to be vacated adjacent to this site. **The applicant has requested the withdrawal of the Vacation of right-of-way.** Spring Canyon Trail is classified as a collector street on the City's Major Street Plan requiring that it be located in a minimum 60 foot wide right-of-way with a 24 foot wide paved surface. Currently, Spring Canyon Trail is constructed in a 66 foot wide right-of-way with an approximate 20 foot wide paved surface along the first 65 feet as it abuts the subject property. The remainder of Spring Canyon Trail abutting the site has a gravel surface as it continues to the south. The balance of Spring Canyon Trail does not have pavement, curb, gutter, sidewalk, streetlight conduit and sewer improvements as it abuts the subject property. Staff recommends prior to Preliminary Plat approval by the City Council, road construction plans shall be submitted for review and approval showing the street constructed with pavement, curb, gutter, sidewalk, street light conduit and sewer or a Variance to the Subdivision Regulations shall be obtained.

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Clarkson Road: Clarkson Road is located along the east lot line and is classified as a collector street on the City's Major Street Plan requiring that it be located in a minimum 60 foot wide right-of-way with a 24 foot wide paved surface. Currently, Clarkson Road is constructed in a 66 foot wide right-of-way with an approximate 24 foot wide paved surface and water. Staff recommends prior to Preliminary Plat approval by the City Council, road construction plans shall be submitted for review and approval showing the street constructed with curb, gutter, sidewalk, street light conduit and sewer or a Variance to the Subdivision Regulations shall be obtained.

Site Plan: As a courtesy, staff is providing the applicant with additional information below of items that will be required but not as a part of this plat application. Geotechnical information identifying the soil testing and design calculations for pavement design for the parking lot and for the retaining wall; footing and foundation shall be submitted for review and approval. The site plan must be revised to preclude backing into the right-of-way. In addition, prior to any construction, the applicant must submit a SDCL 11-6-19 review to extend a public utility. South Dakota Codified Law 11-6-19 states that "...whenever any such municipal council has adopted a comprehensive plan, then no street, park or other public way, ground, place, space, no public building or structure, no public utility, whether publicly or privately owned, if covered by the comprehensive plan or any adopted part thereof, shall be constructed or authorized in the municipality or within its subdivision jurisdiction until and unless the location and extent thereof shall have been submitted to and approved by the Planning Commission". The proposed water tank is a part of a public utility and the property is identified as a part of the Rapid City Comprehensive Plan requiring that the proposed expansion be reviewed and approved by the Rapid City Planning Commission.

A revised site layout was submitted changing the parking configuration as to eliminate backing into the right-of-way. In addition, all redlined drawing comments have been addressed on the construction plans. A geotechnical report is in progress and will be completed by December 15, 2004 for review and approval.

Drainage: Additional information is required verifying that downstream structures will not be impacted by the reservoir discharge or overflow.

Additional overflow tank information was submitted and reviewed and approved.

Plat: **The plat document was revised to show the correct street names and was revised from "Remainder of Lot 5 Revised" identified as a non-transferable balance to create a new Lot 7, Block 4. This will allow the transfer of the property now by platting as Lot 7, Block 4.**

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