

STAFF REPORT
August 4, 2005

No. 05PL130 - Layout Plat

ITEM 39

GENERAL INFORMATION:

PETITIONER	Alliance of Architects for Leon Brodie
REQUEST	No. 05PL130 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot 6, Tract A, Knight's Acres Subdivision, located in the N1/2 SE1/4 NE1/4, Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 14.79 acres
LOCATION	3725 Anderson Road
EXISTING ZONING	Limited Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	Limited Agriculture District (Pennington County) - Suburban Residential District (Pennington County)
South:	Limited Agriculture District (Pennington County)
East:	Limited Agriculture District (Pennington County) - Suburban Residential District (Pennington County)
West:	Limited Agriculture District (Pennington County)
PUBLIC UTILITIES	Community water and private on-site wastewater
DATE OF APPLICATION	7/8/2005
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 a drainage plan, as well as an erosion and sediment control plan, shall be submitted for review and approval. In particular, the drainage plan shall demonstrate that discharge shall not exceed pre-developed flow rates and shall not exceed capacity of downstream facilities. Any discharge onto adjacent properties shall be located within designated drainage easements. In addition, the plat document shall be revised to provide drainage easements as needed;
2. Upon submittal of a Preliminary Plat application, 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;
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

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- shall be obtained. If individual on-site wastewater systems are proposed, then an on-site 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 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 particular, the water system shall be constructed with a minimum eight inch water main and shall be designed to provide adequate fire and domestic flows. In addition, the plat document shall be revised to show utility easement(s) as needed;
 5. Upon submittal of a Preliminary Plat application, construction plans for Baron Street shall be submitted for review and approval. In particular, Baron Street 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. The construction plans shall also show the proposed turnaround(s) located in a minimum 110 foot wide right-of-way and constructed with a minimum 92 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 6. Upon submittal of a Preliminary Plat application, the two ninety degree radius turns along Baron Street shall be reconfigured to support a minimum 20 mile per hour design speed or an Exception to the Street Design Criteria Manual shall be obtained;
 7. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show the extension of Baron Street to the west lot line of the subject property;
 8. Upon submittal of a Preliminary Plat application, the location of the approach to "Lot 5R" located directly north of the subject property shall be shown to insure that adequate separation is provided between Baron Street as it extends west from Anderson Road and the approach or an Exception to the Street Design Criteria Manual shall be obtained;
 9. Upon submittal of a Preliminary Plat application, a subdivision cost estimate shall be submitted for review and approval;
 10. Prior to Preliminary Plat approval by the City Council, the property shall be rezoned to support the proposed lot size(s) or a lot size variance shall be obtained;
 11. Prior to Preliminary Plat approval by the City Council, 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;
 12. Prior to submittal of a Final Plat application, a road maintenance agreement for Baron Street shall be submitted for review and approval;
 13. Prior to submittal of a Final Plat application, a maintenance agreement for the community water system shall be submitted for review and approval; 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.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide the subject property into 12 residential lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to allow a lot twice as long as it is wide and to waive the requirement to install curb, gutter, sidewalk on both sides of the street, street light conduit, sewer, water along a portion of Baron Street and to reduce the pavement width from 24 feet to 22 feet. (See

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companion item #05SV049.)

The property is located approximately 1,500 feet south of the intersection of Long View Road and Anderson Road on the west side of Anderson Road. Currently, the property is 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:

Zoning: The property is currently zoned Limited Agriculture District requiring a minimum ten acre lot size. The Layout Plat identifies the proposed lots ranging in size from 1.0 acres to 1.3 acres. The Pennington County Planning Department has indicated that the applicant has submitted a Planned Unit Development to allow the proposed development. Staff is recommending that prior to Preliminary Plat approval by the City Council, the property be rezoned to support the proposed lot size(s) or a lot size variance must be obtained.

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 six 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. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. In particular, the drainage plan must demonstrate that discharge does not exceed pre-developed flow rates and does not exceed capacity of downstream facilities. Any discharge onto adjacent properties shall be located within designated drainage easements. 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.

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and

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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) and/or a community water source are used, data to confirm that the well(s) have sufficient fire and domestic 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.

Baron Street: The Layout Plat identifies Baron Street extending west from Anderson Road as an approximate 1,150 foot long cul-de-sac with an intermediate turnaround. The street is classified as a lane place street requiring that it 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. The construction plans must also show the proposed turnaround located in a minimum 110 foot wide right-of-way and constructed with a minimum 92 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained;

The Layout Plat also identifies Baron Street designed with two ninety degree turns as it extends through the subject property. However, the Street Design Criteria Manual states that a lane place street must be designed with a minimum 20 mile per hour design speed. As such, staff is recommending that upon submittal of a Preliminary Plat application, the two ninety degree radius turns along Baron Street be reconfigured to support a minimum 20 mile per hour design speed or an Exception to the Street Design Criteria Manual must be obtained.

The Subdivision Regulations states that access must be provided to insure road connectivity between properties. As such staff is recommending that upon submittal of a Preliminary Plat application, the plat document must be revised to show the extension of Baron Street to the west lot line of the subject property.

Approach: A 40 foot wide by 40 foot wide shared approach currently exists between the subject property and Lot 5R located directly north of the subject property. The shared approach

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provides access to the two properties from Anderson Road. The Layout Plat identifies the extension of Baron Street through a portion of the shared approach to serve as access to the proposed development. As such, staff is recommending that upon submittal of a Preliminary Plat application, the location of the existing approach to "Lot 5R" located directly north of the subject property be shown to insure that adequate separation is provided between Baron Street as it extends west from Anderson Road and the approach or an Exception to the Street Design Criteria Manual must be obtained. Staff encourages the applicant to work with the adjacent property owner to provide access to Lot 5R from Baron Street in lieu of Anderson Road. Please note that the adjacent property must be re-addressed to reflect the access change if coordinated and approved.

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