

STAFF REPORT
November 23, 2005

No. 05PL203 - Layout Plat

ITEM 15

GENERAL INFORMATION:

PETITIONER	Angle Surveys for Executive Homes
REQUEST	No. 05PL203 - Layout Plat
EXISTING LEGAL DESCRIPTION	N1/2 NE1/4 SE1/4, Section 23, T2N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 - 61, Rockinon Ranch Estates, located in the N1/2 NE1/4 SE1/4, Section 23, T2N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20 acres
LOCATION	1/2 mile north of Interstate 90 and 1/2 mile west of Haines Avenue
EXISTING ZONING	General Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District (Pennington County)
East:	Low Density Residential District
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/28/2005
REVIEWED BY	Vicki L. Fisher / Michelle Horkey

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, a geotechnical report including pavement design shall be submitted for review and approval;
2. 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;
3. Prior to Preliminary Plat approval by the City Council, an Exception shall be obtained to allow the northern cul-de-sac street with an 11% grade in lieu of a 10% grade as per the International Fire Code or the construction plans shall identify that the grade of the street does not exceed 10%;
4. Upon submittal of a Preliminary Plat application, a drainage plan in compliance with the Haines Avenue Drainage Basin Design Plan and the Drainage Criteria Manual shall be submitted for review and approval. In particular, the drainage plan shall include

STAFF REPORT
November 23, 2005

No. 05PL203 - Layout Plat

ITEM 15

- calculations supporting the size of the proposed metering dam. In addition, drainage structures shall be provided in the street(s) to accommodate flows if needed. The plat document shall also be revised to provide drainage easements as necessary;
5. Upon submittal of a Preliminary Plat application, a utility master plan including public and private utilities shall be submitted for review and approval;
 6. 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. In addition, the sewer plans shall demonstrate adequate capacity of the existing wastewater system located north of the subject property. The plat document shall also be revised to provide utility easements as needed;
 7. 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. In addition, the water plans shall demonstrate that adequate fire and domestic flows are being provided. The plat document shall also be revised to provide utility easements as needed;
 8. Upon submittal of a Preliminary Plat application, road construction plans for Bunker Drive, a section line highway, shall be submitted for review and approval. In particular, the road construction plans shall show Bunker Drive located in a minimum 76 foot wide right-of-way and 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. In addition, the plat document shall be revised to show the dedication of five additional feet of right-of-way;
 9. Upon submittal of a Preliminary Plat, road construction plans for the northern cul-de-sac shall be submitted for review and approval. In particular, the road construction plans shall show the eastern 510 feet of the street 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. The balance of the street shall 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. 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 96 foot diameter paved surface or a Variance to the Subdivision Regulations shall be obtained;
 10. Upon submittal of a Preliminary Plat application, road construction plans for the southern cul-de-sac street shall be submitted for review and approval. In particular, the cul-de-sac 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 96 foot diameter paved surface or a Variance to the Subdivision Regulations shall be obtained;
 11. Upon submittal of a Preliminary Plat application, road construction plans for the sub-collector streets, or those streets serving more than twenty lots, shall be submitted for review and approval. In particular, the streets shall be located in a minimum 52 foot 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

STAFF REPORT
November 23, 2005

No. 05PL203 - Layout Plat

ITEM 15

- Regulations shall be obtained;
12. Upon submittal of a Preliminary Plat, road construction plans for the lane place streets, or those streets serving not more than twenty lots, shall be submitted for review and approval. In particular, the road construction plans shall show the streets 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 or a Variance to the Subdivision Regulations shall be obtained;
 13. Upon submittal of the Preliminary Plat application, the plat document shall be revised to show street connections to the west lot line and south lot line, respectively;
 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. In addition, the International Fire Code shall be continually met;
 15. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 16. Prior to submittal of the Preliminary Plat application, the plat document shall be revised to provide a minimum 25 foot front yard setback in lieu of a 19.1 foot front yard setback for the existing single family residence located on proposed Lot 32 or a Variance to reduce the setback as identified shall be obtained from the Zoning Board of Adjustment;
 17. Prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow a lot twice as long as it is wide or the plat document shall be revised to comply with the length to width requirement;
 18. Prior to Preliminary Plat approval by the City Council, the property shall be annexed into the City limits of Rapid City;
 19. Prior to submittal of a Final Plat application, the plat document shall be revised to provide non-access easements in compliance with the Street Design Criteria Manual;
 20. Prior to submittal of a Final Plat application, the applicant shall submit 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; and,
 21. 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 61 residential lots and a drainage lot to be known as Rockinon Ranch Estates. In addition, the applicant has submitted a Petition for Annexation to annex approximately 60 acres, including the subject property. (See companion item #05AN013.)

The property is located west of Bunker Drive, directly south of the Rainbow Ridge Subdivision. Currently, a single family residence is located on the property.

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

STAFF REPORT
November 23, 2005

No. 05PL203 - Layout Plat

ITEM 15

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:

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 Layout Plat identifies that three of the lots will have a length twice the distance of the width. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations be obtained to allow a lot twice as long as it is wide or the plat document must be revised to comply with the length to width requirement.

Annexation: As previously indicated, the applicant has submitted a petition requesting to annex the subject property. In May, 1983, the City Council approved a resolution requiring all properties that are contiguous to Rapid City which are being platted to be annexed into the City limits of Rapid City prior to Preliminary Plat approval. As such, staff is recommending that the property be annexed accordingly.

Upon annexation, the property will be zoned No Use District. The Long Range Comprehensive Plan identifies the appropriate land use of the subject property as residential. The properties to the north and east are located in the City Limits and are currently zoned Low Density Residential. The properties to the south and west are located in the County and are currently zoned General Agriculture District. As such, it appears that the appropriate zoning of the subject property is Low Density Residential District. However, the Layout Plat identifies a future four plex unit located on Lots 38, 39, 40, 41 and 42, respectively. Please note that a four plex unit is not a permitted use in the Low Density Residential District.

Setback: The Layout Plat identifies the existing single family residence located on proposed lot 32. In addition, the Layout Plat identifies the residence with a 19.1 foot front yard setback in lieu of a 25 foot front yard setback. As such, staff is recommending that prior to submittal of the Preliminary Plat application, the plat document be revised to provide a minimum 25 foot front yard setback or a Variance to reduce the setback as identified must be obtained from the Zoning Board of Adjustment.

Geotechnical Report: A geotechnical report including pavement design must be submitted for review and approval.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot

STAFF REPORT
November 23, 2005

No. 05PL203 - Layout Plat

ITEM 15

addresses must be posted prior to or in conjunction with any building construction. The International Fire Code will need to be continually met.

Bunker Drive: Bunker Drive, a section line highway, is located along the east lot line of the subject property. Bunker Drive is classified as a collector street on the City's Major Street Plan requiring that it be located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. As such, staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for Bunker Drive be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to provide an additional five feet of right-of-way.

Cul-de-sac Streets: The Layout Plat identifies a cul-de-sac street located in the northern portion of the subject property. The eastern 510 feet of the street is classified as a sub-collector street requiring that it be 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. The balance of 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. In addition, the construction plans must 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 96 foot diameter paved surface. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the cul-de-sac street be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

The Layout Plat identifies a second cul-de-sac street located in the southern portion of the subject property. 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. In addition, the construction plans must 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 96 foot diameter paved surface. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the cul-de-sac street be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Sub-Collector Streets: The Layout Plat identifies two additional sub-collector streets, or streets serving more than twenty lots, within the subject property. A sub-collector street must be 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, sewer and water. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the sub-collector streets be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Lane Place Streets: The Layout Plat identifies one additional lane place street, or a street serving not more than twenty lots, within the subject property. A lane place street must 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, sewer and water. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the lane

STAFF REPORT
November 23, 2005

No. 05PL203 - Layout Plat

ITEM 15

place streets be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Access to Adjacent Properties: Chapter 16.12.030.B states that “the street pattern shall be in conformity with a plan for the most advantageous development of the entire neighborhood area. Sufficient proposed streets shall be extended as far as the boundary lines of the tract to be subdivided in order to ensure normal circulation of traffic within the vicinity”. As such staff is recommending that upon submittal of the Preliminary Plat application, the plat document be revised to show street connections to the west lot line and south lot line, respectively.

Sewer: Currently, a sanitary sewer main exists in Bunker Drive at the southern end of the Rainbow Ridge Subdivision located north of the subject property. However, the subject property may not be able to utilize this sanitary sewer due to grades. In addition, Public Works Staff has indicated that the lift station is at capacity that services this area. The applicant may need to access sewer service currently located at the Lakota Homes property which will require installing a lift station to serve the subject property. Staff is recommending that 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 must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the sewer plans must demonstrate adequate capacity of the existing wastewater system(s). The plat document must also be revised to provide utility easements as needed.

Water: The existing water reservoir located south of the subject property can provide adequate pressure to that portion of the subject property below an elevation of 3,445. However, a substantial portion of this development is above that elevation. A water main has also been extended along Bunker Drive to the southern terminus of the Rainbow Ridge Subdivision located north of the subject property. Staff is recommending that upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the water plans must provide calculations demonstrating that required domestic and fire flows are being provided. The plat document must also be revised to provide utility easements as needed.

Drainage: As part of the Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. In addition, a drainage plan must be submitted for review and approval. In particular, a drainage plan in compliance with the Haines Avenue Drainage Basin Design Plan and the Drainage Criteria Manual shall be submitted for review and approval. The drainage plan must also include calculations supporting the size of the proposed metering dam. In addition, drainage structures must be provided in the street(s) to accommodate flows if 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, must be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as necessary.

Emergency Services Communication Center: The Emergency Services Communication Center

STAFF REPORT
November 23, 2005

No. 05PL203 - Layout Plat

ITEM 15

has indicated that street names must be submitted for review and approval. In addition, the plat document must be revised to show the approved street names.

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