

STAFF REPORT
March 9, 2006

No. 06PL024 - Layout Plat

ITEM 39

GENERAL INFORMATION:

PETITIONER	Renner & Associates for Sean Doyle
REQUEST	No. 06PL024 - Layout Plat
EXISTING LEGAL DESCRIPTION	The NE1/4 NE1/4 SW1/4, less Tract 8R, Harmony Heights, Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2, Block 1, Harmony Heights No. 2, formerly the NE1/4 NE1/4 SW1/4, less Tract 8R, Harmony Heights, Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.266 acres
LOCATION	South of the intersection of Vista Ridge Road and Harmony Heights Lane
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District - Low Density Residential District
South:	General Agriculture District
East:	General Agriculture District
West:	Low Density Residential District - General Agriculture District
PUBLIC UTILITIES	Private
DATE OF APPLICATION	2/10/2006
REVIEWED BY	Mike Maxwell / Emily Fisher

RECOMMENDATION:

Staff recommends that the Layout Plat be denied without prejudice.

GENERAL COMMENTS: The applicant submitted a Layout Plat to divide the existing lot into two lots. The property is legally described as the NE1/4, NE1/4, SW1/4, Less Tract 8R of Harmony Heights Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota. More generally described as south of the intersection of Vista Ridge Road and Harmony Heights Lane.

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The applicant is proposing to construct an access easement to the proposed properties off the existing 30 foot access easement. The existing easement is accessed off of Harmony Heights Lane. The applicant is proposing to construct the access easement with a 12 foot wide graveled surface without curb, gutter, sidewalk, street light conduit, water, sewer and pavement and to not dedicate additional right-of-way.

The applicant also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer, pavement and additional right-of-way along Harmony Heights Lane and the access easement (See companion item #06SV010).

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

Grading and Erosion control: Staff noted that due to the terrain a grading and erosion control plan for the area needs to be submitted to identify if it is physically possible to construct the access road in the easement prior to Layout Plat approval by the Planning Commission. The extremely steep nature of the site raises significant questions as to the applicant's ability to build any reasonable access to the property that meets the City's health and safety standards.

Drainage: Staff noted that due to the extremely steep topography in the area a drainage plan with calculations showing that developed flows from the site do not exceed predeveloped flows shall be submitted for review and approval prior to Layout Plat approval by the Planning Commission. While this information is not typically required until Preliminary Plat approval, staff has significant concerns regarding the viability of addressing drainage in the extreme terrain on this site.

Water Systems: Staff noted that in the past obtaining an adequate source of water in this area has been difficult. As such, staff recommends that the applicant provide a water system analysis verifying the source of the water and that adequate water quality and storage capacity for domestic and fire flow exists prior to Layout Plat approval by the Planning Commission.

Wastewater: Due to the non-availability of City sanitary sewer in the area and the topography of the site, staff recommends that the applicant submit the results of a percolation test, demonstrating that the soils are suitable for an on-site wastewater treatment system prior to Layout Plat approval by Planning Commission.

Access Easement: The applicant is proposing to take access from an existing 30 foot unimproved access easement off of Harmony Heights Lane. The Layout Plat identifies an access easement running from the existing easement to the northeast corner of proposed Lot 2. The access easement is identified as a lane/place street requiring that it be constructed in a minimum 49 foot wide right-of-way with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer. The applicant is proposing to construct the easement with a 12 foot wide graveled surface without curb, gutter, sidewalk, street light conduit, water, sewer and pavement or to dedicate additional right-of-way. The proposed 12 foot width does not comply with the minimum width requirements, International

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Fire Codes for access raising significant life-safety issues. As such, staff is recommending that prior to Layout Plat approval by the Planning Commission, road construction plans demonstrating the applicant's ability to meet the minimum safety standards for access. In addition, prior to Preliminary Plat approval the applicant will need to submit design plans for the access easement showing the road built to City standards as identified or a Variance to the Subdivision Regulations must be obtained.

Staff noted after reviewing the topography of the area the access easement appears to cross some very steep terrain. Staff recommends the applicant provide information to show that the access easement can be built to City standards prior to Layout Plat approval by Planning Commission.

Staff identified that the horizontal curve in the access easement may exceed the American Association of State Highway and Transportation Officials regulations (AASHTO). As such, staff recommends that the applicant provide information to show that the access easement will comply with AASHTO requirements prior to Layout Plat approval by Planning Commission.

Staff identified that there is no turnaround of emergency vehicles at the end of the access easement. As such, staff recommends that prior to Preliminary Plat approval by Planning Commission the plat document shall be revised to show an emergency turnaround meeting all provisions of the Street Design Criteria Manual including grades and cross slopes.

Staff noted that geotechnical information including design and typical section for the pavement showing that the access easement can be built to City standards shall be submitted for review and approval prior to Preliminary Plat approval.

Staff also noted that prior to Preliminary Plat approval the access easement as shown on the Layout Plat must clearly state ownership, maintenance and all allowed users of the street.

Harmony Heights Lane: Harmony Heights Lane is located north of the subject property by approximately 500 feet and is classified as a lane/place street requiring that it be constructed in a minimum 49 foot wide right-of-way with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Currently Harmony Heights Lane is constructed in a 66 foot wide right-of-way with a 20 foot graveled surface, without curb, gutter, sidewalk, street light conduit, water or sewer. As Harmony Heights Lane provides the major access to the easement and with the increase in the density created by this lot split, staff recommends that Harmony Heights Lane be constructed with an all weather surface to decrease the air pollution caused by the dust, to provide curb and gutter to accommodate drainage and to provide sidewalks for pedestrian traffic and to provide a place for children to play. Staff recommends that prior to Preliminary Plat approval by the Planning Commission, road construction plans for Harmony Heights Lane be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

Staff recommends that the Layout Plat be denied without prejudice to allow the applicant to address the issues as identified above.