

STAFF REPORT
May 4, 2006

No. 06PL046 - Layout Plat

ITEM 45

GENERAL INFORMATION:

PETITIONER	Boschee Engineering for Dr. Don Oliver
REQUEST	No. 06PL046 - Layout Plat
EXISTING LEGAL DESCRIPTION	The NE1/4 SE1/4, Section 7, T1S, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 6, Oliver Subdivision, formerly the NE1/4 SE1/4, Section 7, T1S, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 39.5 acres
LOCATION	23657 Wilderness Canyon Road
EXISTING ZONING	General Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Highway Services District
East:	General Agriculture District (Pennington County)
West:	Highway Services District
PUBLIC UTILITIES	
DATE OF APPLICATION	4/7/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. An Exception to allow 161 dwelling units in lieu of 40 dwelling units with one point of access as per the Street Design Criteria Manual is hereby denied. In addition, the plat document shall be revised to show a second street access upon submittal of a Preliminary Plat application;
2. An Exception to the Street Design Criteria Manual is hereby granted to allow a 1,430 foot long cul-de-sac, with no intermediate turnarounds, in lieu of a maximum 500 foot long cul-de-sac with intermediate turnarounds every 600 feet with the stipulation that a Wild Fire Mitigation Plan shall be submitted for review and approval and the plan shall be implemented prior to submittal of a Final Plat application;
3. 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;
4. Upon submittal of a Preliminary Plat application, a drainage plan shall be submitted for

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- review and approval. In particular, the drainage plan shall include calculations demonstrating that discharge from any site facilities will result in net drainage basin runoff not exceeding pre-development flow rates or local detention facilities shall be provided or expanded as necessary. In addition, the plat document shall be revised to provide drainage easements as necessary;
5. 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. 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;
 6. 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, a water systems analysis verifying source, adequate water quantity and storage capacity for domestic and fire flows shall be submitted for review and approval;
 7. Upon submittal of a Preliminary Plat application, a Utility Master Plan including public and private utilities shall be submitted for review and approval;
 8. Upon submittal of the Preliminary Plat application, a pavement design with supporting geotechnical information shall be submitted for review and approval;
 9. Upon submittal of the Preliminary Plat application, road construction plans for Wilderness Canyon Road shall be submitted for review and approval. In particular, Wilderness Canyon Road shall be constructed with a minimum 27 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 10. Upon submittal of the Preliminary Plat application, road construction plans for the cul-de-sac street shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. In addition, the cul-de-sac bulb at the end of the cul-de-sac street shall be located in a minimum 110 foot wide diameter right-of-way with a minimum 96 foot wide diameter paved surface or a Variance to the Subdivision Regulations shall be obtained;
 11. 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;
 12. Prior to submittal of a Preliminary Plat application, the property shall be rezoned through the County to support the proposed lot sizes or the plat document shall be revised accordingly;
 13. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show each of the residences on a separate lot or one of the residences shall be removed from the property or surety shall be posted to insure that the residence will be removed;
 14. Upon submittal of a Final Plat application, a reserve area shall be shown or a note shall be placed on the plat indicating that at the time a Building Permit application is submitted, a reserve drainfield area will be identified and held in reserve unless a public sewer system is provided;
 15. Prior to submittal of a Final Plat, the plat document shall be revised to provide non-

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- access easements in compliance with the Street Design Criteria Manual;
16. Upon submittal of the Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 17. Prior to submittal of a Final Plat application, the applicant shall submit proof of the legal entity which will provide the mechanism for maintenance of the community water facility for review and approval;
 18. Prior to submittal of a Final Plat application, the applicant shall submit proof of the legal entity which will provide the mechanism for street maintenance and snow removal. In particular, an agreement with Pennington County shall be submitted for review and approval indicating that the proposed street shall be accepted by Pennington County for road maintenance and snow removal; or evidence shall be submitted for review and approval that a road district has been established in accordance with SDCL 31-12A-1; or a legally binding agreement shall be submitted for review and approval by the City Council which guarantees sufficient financial commitment to provide these services;
 19. Prior to submittal of a Final Plat, the applicant shall submit a street name for the proposed cul-de-sac to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street name; and,
 20. 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 six residential lots, leaving an unplatted non-transferable balance. The Layout Plat identifies the lots ranging in size from 1.54 acres to 2.56 acres to be known as "Oliver Subdivision".

The property is located approximately 475 feet north of the intersection of U.S. Highway 16 and Wilderness Canyon Road on the west side of Wilderness Canyon Road. Currently, a single family residence and a mobile home are located on the proposed unplatted balance.

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 General Agriculture District in Pennington County requiring a minimum lot size of 40 acres. The Layout plat identifies that the lots will range in

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size from 1.54 acres to 2.56 acres. Staff is recommending that prior to submittal of a Final Plat application, the property be rezoned to support the proposed lot sizes or the plat document must be revised accordingly.

Currently, a single family residence and a mobile home are located on the proposed unplatted balance. The mobile home was allowed on the property as a ranch hand residence. Rezoning the property to support the proposed lot size(s) as shown on the Layout Plat will require that the ranch hand residence be removed from the property or that the plat document be revised to show each of the residences on a separate lot. Staff is recommending that upon submittal of a Preliminary Plat application, the plat document be revised as identified or one of the residences must be removed from the property or surety must be posted to insure that the residence will be removed.

Wilderness Canyon Road: The Layout Plat identifies Wilderness Canyon Road located along the east side of the subject property. Wilderness Canyon Road is classified as a sub-collector street requiring that the street be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Currently, Wilderness Canyon Road is located in a 66 foot wide right-of-way and is constructed with a 24 foot wide paved surface and water. Staff is recommending that upon submittal of the Preliminary Plat application, road construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Un-named Cul-de-sac: An un-named cul-de-sac extends west from Wilderness Canyon Road and serves as access to the proposed lots. The un-named cul-de-sac 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, street light conduit, water, sewer and pavement. In addition, the cul-de-sac bulb must be located in a minimum 110 foot wide diameter right-of-way with a minimum 96 foot wide diameter paved surface. Staff is recommending that upon submittal of a Preliminary Plat, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

The un-named cul-de-sac street is approximately 1,430 feet in length. The Street Design Criteria Manual states that in moderate, high or extreme fire hazard areas, cul-de-sacs shall not exceed 500 feet in length. In addition, intermediate turnarounds must be provided every 600 feet. The Fire Department has indicated that the property is located within a moderate to high fire hazard area. As such, the applicant has requested an Exception to allow a cul-de-sac in excess of 500 feet and to waive the requirement to provide intermediate turnarounds. The Fire Department has indicated that existing driveways and street intersections will serve as intermediate turnarounds. As such, staff is recommending that an Exception be granted to the Street Design Criteria Manual to allow a 1,430 foot long cul-de-sac with no intermediate turnarounds in lieu of a maximum 500 foot long cul-de-sac with intermediate turnarounds every 600 feet with the stipulation that a Wild Fire Mitigation Plan be submitted for review and approval and that the plan be implemented prior to submittal of a Final Plat application.

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Geotechnical Report: A geotechnical report including pavement design must be submitted for review and approval. Staff is recommending that upon submittal of a Preliminary Plat, a geotechnical report be submitted for review and approval as identified.

Road Maintenance Agreement: The Pennington County Highway Department staff has indicated that the applicant must submit proof of the legal entity which will provide the mechanism for street maintenance and snow removal. In particular, an agreement with Pennington County must be submitted for review and approval indicating that the proposed street shall be accepted by Pennington County for road maintenance and snow removal; or evidence must be submitted for review and approval that a road district has been established in accordance with SDCL 31-12A-1; or a legally binding agreement must be submitted for review and approval by the City Council which guarantees sufficient financial commitment to provide these services. Staff is recommending that upon Final Plat application, a road maintenance agreement be submitted for review and approval as required by City Ordinance.

Street Names: The Emergency Services Communication Center has indicated a street name for the un-named cul-de-sac must be submitted for review and approval. As such, staff is recommending that prior to submittal of a Final Plat application, the applicant must submit a street name to the Emergency Services Communication Center for review and approval. In addition, the plat document must be revised to show the approved street name.

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. In particular, the information must include percolation test data and location as well as soil profile data and locations. In addition, data must be submitted identifying the depth to ground water. A note must also be placed on the plat indicating that at the time a Building Permit is applied for, a reserve drainfield area will be identified and held in reserve unless a public sewer system is provided. 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, a water systems analysis verifying source, adequate water quantity and storage capacity for domestic and fire flows 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.

Drainage: As part of the Preliminary Plat application, a drainage plan must be submitted for review and approval. In particular, the drainage plan must include calculations demonstrating that discharge from any site facilities will result in net drainage basin run-off not exceeding pre-development flow rates or local detention facilities must be provided or

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expanded as necessary. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. 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 needed.

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

Exception: On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". Currently, Wilderness Canyon Road serves as exclusive access to 154 residential lots. Platting the subject property as proposed will result in Wilderness Canyon Road serving as exclusive access to 161 residential lots. As such, the applicant has requested an Exception to allow 161 lots with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual.

The intent of the amendment to the Street Design Criteria Manual limiting the number of residences with one point of access is to insure safe ingress and egress into these development(s) during times of an emergency. In particular, the Fire Department has indicated that during times of a fire and/or any other catastrophe such as a flood, one point of access to more than forty dwelling units is not adequate to handle emergency vehicle traffic and residential traffic. In addition, the Fire Department has indicated that the subject property as well as the adjacent developments known as Copper Oaks and Quartz Canyon Subdivision are located in a moderate to high wild fire hazard area. The two adjacent subdivisions are served by a community water system that has experienced failure with supplying domestic and/or fire flows in the past. Staff is recommending that the Exception to allow 160 dwelling units in lieu of 40 dwelling units with one point of access as per the Street Design Criteria Manual be denied. In addition, the plat document must be revised to show a second street access upon submittal of a Preliminary Plat application.

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