

STAFF REPORT
August 10, 2006

No. 06PL069 - Layout Plat

ITEM 41

GENERAL INFORMATION:

PETITIONER	Patricia Jo Meredith
REQUEST	No. 06PL069 - Layout Plat
EXISTING LEGAL DESCRIPTION	A parcel of land located in the SW1/4 SE1/4 SW1/4, Section 31, T1N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 3, Meredith Subdivision, located in the SW1/4 SE1/4 SW1/4, Section 31, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.0 acres
LOCATION	Northwest of the intersection of Pioneer Circle and Clarkson Road
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Low Density Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Private water and sewer
DATE OF APPLICATION	5/12/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

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 an erosion and sediment control plan for all improved areas shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat application, a drainage plan in compliance with the Drainage Criteria Manual shall be submitted for review and approval. In addition, the drainage plan shall demonstrate that the design flows do not exceed pre-developed flows or on-site detention shall be provided. If on-site detention is required, then design calculations and details for the detention shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary;
3. Upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered

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- Professional Engineer showing the extension of sanitary sewer mains and service lines be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. If on-site wastewater treatment systems are proposed then information on depth and type of soil, and capacity of septic tanks proposed must be submitted for review and approval and percolation tests demonstrating that the soils are suitable for on-site wastewater treatment systems 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 and 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, road construction plans for Pioneer Circle shall be submitted for review and approval. In particular, the road construction plans shall show the street 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 Regulations shall be obtained;
 6. Upon submittal of a Preliminary Plat application, road construction plans for that portion of Bighorn Road located east of the subject property extending west from the south side of the subject property. In particular, the road construction plans shall show the street 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;
 7. Upon submittal of a Preliminary Plat application, a Wildland Fuel Mitigation plan be submitted for review and approval;
 8. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
 9. 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:

This staff report has been revised as of July 17, 2006. All revised and/or added text is shown in bold print. The applicant has submitted a Layout Plat to create a three acre lot and a seven acre lot. In addition, the applicant has submitted a Variance to the Subdivision Regulations (See associated item 06SV031.)

The property is located near the northwest corner of the intersection of Clarkson Road and Pioneer Circle. Currently a single family residence is located on the subject 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 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

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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:

Site Plan: A structural site plan identifying the location of the existing single family residence, accessory structures and existing utilities must be submitted for review and approval. As this is a requirement of a Layout Plat, staff is recommending that the site plan be submitted for review and approval prior to Layout Plat approval by the Planning Commission.

On July 31, 2006 the applicant submitted a structural site plan for the subject property meeting all the requirements as identified.

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, the drainage plan must be designed in compliance with the Drainage Criteria Manual. The drainage plan must also demonstrate that the design flows do not exceed pre-developed flows or on-site detention must be provided. If on-site detention is required, then design calculations and details for the detention must be submitted for review and approval. 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.

Sewer: 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 be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. If on-site wastewater treatment systems are proposed then information on depth and type of soil, and capacity of septic tanks proposed must be submitted for review and approval. Staff also noted that percolation tests demonstrating that the soils are suitable for on-site wastewater treatment systems 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.

Pioneer Circle: Pioneer Circle is located along the south lot line of the subject property and is

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classified as a subcollector street on the City's Major Street Plan 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, sidewalk, water and sewer. Currently, Pioneer Circle has an approximate 20 foot wide paved surface. As such, staff is recommending that upon submittal of a Preliminary Plat application, right-of-way widths be verified and road construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Bighorn Road: The Layout Plat identifies Bighorn Road extending west from the south side of the subject property. Bighorn Road 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. Currently, Bighorn Road has an approximate 12 foot wide gravel surface. As such, staff is recommending that upon submittal of a Preliminary Plat application, right-of-way widths be verified and road construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Fire Protection: The Fire Department staff has indicated that due to the location of the existing residence a Wildland Fuel Mitigation plan shall be established. Staff is recommending that a plan be submitted for review and approval as identified upon Preliminary Plat submittal.

Street System: Staff noted that no approach location was shown for proposed Lot 2 and only the center line of the existing driveway on proposed Lot 1 was shown on the plans. Staff is recommending that the construction plans be submitted for approaches and driveways upon submittal of a Preliminary Plat.

On June 8, 2006 this item was continued to the June 22, 2006 Planning Commission Meeting to allow the applicant to submit the required information. On June 22, 2006 this item was continued to the July 6, 2006 Planning Commission Meeting to allow the applicant to submit the required information. On July 6, 2006 this item was continued to the July 27, 2006 Planning Commission Meeting to allow the applicant to submit the required information. As of July 17, 2006 the required information has not been submitted. Staff would also note that this item has been continued numerous times and if the required information is not brought forward prior to the August 10, 2006 Planning Commission Meeting staff would recommend that this item be denied without prejudice at that time. **On July 27, 2006 this item was continued to the August 10, 2006 Planning Commission Meeting to allow the applicant to submit the required information. On July 31, 2006 the applicant submitted the required information.**

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