

STAFF REPORT
October 5, 2006

No. 06PL148 - Layout Plat

ITEM 49

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06PL148 - Layout Plat
EXISTING LEGAL DESCRIPTION	The unplatted portion of the N1/2 SW1/4, SE1/4 NE1/4 SW1/4 SW1/4, SE1/4 NE1/4, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.5 acres
LOCATION	Skyline Ranch Road
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	Park Forest District
East:	Park Forest District
West:	Park Forest District
PUBLIC UTILITIES	City water and private wastewater
DATE OF APPLICATION	9/8/2006
REVIEWED BY	Vicki L. Fisher / Emily Fisher

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, a drainage and grading plan, as well as an erosion and sediment control plan, shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary;
2. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the plan and profile for all water lines and the locations of hydrants and appurtenances 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 during peak day use conditions. The plat document shall also be revised to provide utility easements as needed;
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 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

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- suitable for on-site wastewater systems shall be submitted for review and approval.
4. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show the access road located in a 52 foot wide right-of-way. In addition, road construction plans shall be submitted showing the street constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or the street shall be located in a minimum 47 foot wide right-of-way and constructed with a minimum 22 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. If on-street parking is not provided, the developer shall provide visitor parking at the rate of one paved parking stall per dwelling located within three hundred feet of the residence and the street must be posted with no parking signs or an Exception to the Street Design Criteria Manual shall be obtained;
 5. Upon submittal of a Preliminary Plat application, a geotechnical report including pavement design shall be submitted for review and approval. In addition, the geotechnical report shall include soils resistivity tests for review and approval. If results of the soils resistivity test indicate severe potential towards corrosion of buried metal products, then information shall be provided demonstrating that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protection as needed for buried water system metal fixtures shall be provided;
 6. Prior to submittal of a Preliminary Plat application, the plat document shall show the street located in right-of-way in lieu of an access easement or an Exception shall be obtained to allow an easement to serve 12 lots in lieu of four lots as per the Street Design Criteria Manual;
 7. Prior to submittal of a Preliminary Plat application, an Exception to the Street Design Criteria Manual to allow a 3,550 foot long cul-de-sac in lieu of a maximum 500 foot long cul-de-sac with no intermediate turnarounds shall be obtained or the plat document shall be revised accordingly;
 8. Prior to Preliminary Plat approval by the City Council, the portion of Skyline Ranch Road currently located outside of right-of-way and/or easement(s) shall be secured in dedicated right-of-way or topographic information shall be submitted for review and approval identifying that the existing street is located in either the existing platted right-of-way or the 30 foot wide centerline right-of-way or construction plans shall be submitted showing the street constructed in the existing right-of-way. In particular, the street shall be 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;
 9. Upon submittal of a Preliminary Plat application, recorded documentation shall be submitted for review and approval demonstrating that the existing access street extending north from Skyline Ranch Road to the subject property is located in easements and/or rights-of-way. In addition, additional easements and/or right-of-way shall be obtained if and as needed to insure legal access to the subject property;
 10. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 11. Prior to submittal of a Final Plat application, a Wild Fire Mitigation Plan shall be submitted for review and approval and the plan shall be implemented; and,
 12. 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.

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GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide a 7.6 acre unplatted parcel into one lot. In addition, the applicant has submitted a Variance to the Subdivision Regulations to reduce the right-of-way width from 47 feet to 12 feet, to reduce the pavement width from 22 feet to 12 feet and to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along an access easement as it abuts the subject property. (See companion item #06SV057.)

The property is located approximately 3,550 feet east of the intersection of Skyline Ranch Road and Tower Road at the western terminus of Skyline Ranch 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:

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. 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.

Water: The applicant has submitted a site plan showing the location of an eight inch City water main extending across the northeast corner of the property. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the plan and profile for all water lines and the locations of hydrants and appurtenances must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the water plans must demonstrate that adequate fire and domestic flows are being provided during peak day use conditions. The plat document must also be revised to provide utility easements as needed.

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

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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.

Access: The applicant has submitted a site plan showing that an existing access road is located through the northeast corner of the subject property. The Layout Plat does not identify if the access road is located in an existing or proposed easement and/or right-of-way. Upon submittal of a Preliminary Plat application, the plat document must be revised to show the access road located in a 52 foot wide right-of-way. In addition, road construction plans must be submitted showing the street constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or the street must be located in a minimum 47 foot wide right-of-way and constructed with a minimum 22 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. If on-street parking is not provided, the developer must provide visitor parking at the rate of one paved parking stall per dwelling located within three hundred feet of the residence and the street must be posted with no parking signs or an Exception to the Street Design Criteria Manual shall be obtained to waive visitor parking. (Please note that the applicant has submitted an Exception request to waive the requirement to provide visitor parking.)

The applicant has submitted an Exception request to allow the access road to be located within an easement in lieu of right-of-way. In particular, the applicant is requesting that an easement be allowed to serve 12 lots in lieu of four lots as per the Street Design Criteria Manual. Staff is recommending that upon submittal of a Preliminary Plat application, the plat document show the street located in right-of-way or an Exception must be obtained to allow an easement to serve more than four lots as requested.

The access street, extending west and north from Skyline Ranch Road, results in an approximate 3,550 foot long cul-de-sac street. The property is located in a high wildfire hazard area requiring that the cul-de-sac street not exceed 500 feet and that intermediate turnarounds be provided every 600 feet. The applicant has submitted an Exception request to allow the 3,550 foot long cul-de-sac in lieu of a maximum 500 foot long cul-de-sac. In addition, the applicant has submitted an Exception request to waive the requirement to provide intermediate turnarounds as required. Staff is recommending that upon submittal of a Preliminary Plat application, the Exception(s) be obtained as proposed or the plat document must be revised accordingly.

Skyline Ranch Road: As noted above, Skyline Ranch Road extends west and north from Tower Road and serves as access to the subject property. Staff met with the applicant on September 27, 2006 and discussed the issue of identifying legal access along this section of street. A 60 foot wide right-of-way has been previously platted for the first 1,000 feet of Skyline Ranch Road as it extends west from Tower Road. In addition, the applicant has submitted a copy of a recorded miscellaneous document identifying a 30 foot wide centerline right-of-way for Skyline Ranch Road as it extends west from Tower Road to a ten acre parcel located directly south of the subject property. However, on June 9, 2006, a

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Preliminary Plat to subdivide 10.89 acres into three lots on property located in the northwest corner of the intersection of Skyline Ranch Road and Tower Road was submitted for review and approval. During the review of this Layout Plat, it was brought to the City's attention that a portion of Skyline Ranch Road as it extends west from Tower Road is not constructed in the previously platted right-of-way. In addition, the applicant has submitted a site plan showing the location of the 30 foot wide centerline right-of-way and it does not appear that this portion of the existing street is located within this area either. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the portion of Skyline Ranch road currently located outside of right-of-way and/or easement(s) shall be secured in right-of-way or topographic information must be submitted for review and approval identifying that the existing street is located in either the platted right-of-way or the 30 foot wide centerline right-of-way or construction plans must be submitted showing the street constructed in the existing right-of-way. In particular, the street must be 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 must be obtained.

The applicant has also indicated that miscellaneous access easement(s) have been recorded for the street extending north from Skyline Ranch Road through the subject property. To date, copies of the easements have not been submitted for review and approval. As such, staff is recommending that upon submittal of a Preliminary Plat application, recorded documentation be submitted for review and approval demonstrating that the existing access street is located in easements and/or rights-of-way. In addition, additional easements and/or right-of-way must be obtained if and as needed to insure legal access to the subject property.

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