

STAFF REPORT
October 5, 2006

No. 06PL149 - Preliminary Plat

ITEM 15

GENERAL INFORMATION:

PETITIONER	Sperlich Construction
REQUEST	No. 06PL149 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of the SE1/4, less Steen Subdivision and less right-of-way, Section 25, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 8.582 acres
LOCATION	Southeast of the intersection of Redemption Road and Testimony Trail
EXISTING ZONING	Planned Unit Development
SURROUNDING ZONING	
North:	General Agriculture District
South:	Planned Unit Development
East:	General Agriculture District
West:	Planned Unit Development
PUBLIC UTILITIES	Private water and sewer
DATE OF APPLICATION	9/8/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, the applicant shall submit construction plans for Testimony Trail for review and approval or obtain a Variance to the Subdivision Regulations;
2. Prior to Preliminary Plat approval by the City Council, the applicant shall submit construction plans for Radar Hill Road for review and approval or the applicant shall obtain a Variance to the Subdivision Regulations;
3. Prior to Preliminary Plat approval by the City Council, the section line highway shall be shown as a dedicated street with a 100 foot wide right-of-way or a Variance to the Subdivision Regulations must be obtained to allow platting half a right-of-way or the section line highway shall be vacated;
4. Upon submittal of a Final Plat application, the applicant shall revise the plat document to provide an access easement to the proposed lot;
5. Prior to Preliminary Plat approval by the City Council, 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 Registered Professional Engineer

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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, a septic tank plan must be submitted for review and approval as per Chapter 16.20.040.N of the Rapid City Municipal Code;

6. Prior to Preliminary Plat approval by the City Council, the extension of water mains and service lines 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 flows and water quality must be submitted for review and approval;
7. Prior to Preliminary Plat approval by the City Council, a drainage and grading plan, as well as, an erosion and sediment control plan shall be submitted for review and approval and the plat document be revised to provide drainage easements as needed;
8. All International Fire Codes be continually met;
9. Prior to submittal of a Final Plat application, the applicant shall submit plat documents to Pennington County for review and approval;
10. Prior to Preliminary Plat approval by the City Council, a cost estimate for the subdivision improvements shall be submitted for review and approval; and,
11. Upon submittal of the 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 Preliminary Plat application to subdivide one 8.6 acre lot. In addition, the applicant has submitted a Variance to the Subdivision Regulations (See associated item 06SV058.)

The property is currently zoned General Agricultural District in Pennington County and is located south of the terminus of Testimony Trail and west of Radar Hill Road. A portion of the subject property is located within the 1.25 mile platting jurisdiction of Rapid City surrounding the Rapid City Regional Airport. The remainder of the subject property is located within the Pennington County platting jurisdiction. Currently, the subject property is void of structural development.

STAFF REVIEW:

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

Platting Jurisdiction: The city of Rapid City has platting jurisdiction for properties within 1.25 miles of the Rapid City Regional Airport. Staff noted that a portion of the subject property is within that 1.25 mile area. Staff also noted that it does not appear that the subject property will affect the airport encroachment area.

Testimony Trail: Testimony Trail is located along the west lot line of the subject property and is classified as a collector street on the City's Major Street Plan requiring that the street be located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, sidewalk, water and sewer. The plat identifies 66 feet of right-of-way for Testimony Trail. Staff is recommending that prior to City Council approval, the applicant shall submit construction plans for Testimony Trail for review and approval or obtain a Variance to the Subdivision Regulations.

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Section Line Highway/Radar Hill Road: A section line highway is located along the east lot line of the subject property. The applicant is proposing to dedicate 50 feet of right-of-way along the west half of the section line highway. The east half of the section line highway is located on adjacent properties under different ownership from the subject property. The Subdivision Regulations state that "...where there exists a dedicated or platted half-street adjacent to the tract to be subdivided, the other half shall be platted. No new half-streets shall be permitted". As such, the adjacent property owners must participate in the platting of the east half of the section line highway or a Variance to the Subdivision Regulations must be obtained to allow platting half a right-of-way or the section line highway must be vacated and a Comprehensive Plan Amendment must be approved to revise the Major Street Plan. In particular, Radar Hill Road is identified as a proposed principal arterial street on the Major Street Plan requiring a minimum 100 foot of right-of-way. The developer is responsible for constructing an arterial street to a collector street standard. Prior to Preliminary Plat approval by the City Council, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Access: Staff noted that the proposed Lot 7 is shown with the proposed right-of-way of Testimony Trail dividing the lot into two separate pieces. However, staff also noted that no physical access is shown on the plans to the proposed Lot 7. Staff is recommending that upon submittal of a Final Plat application, the applicant reconfigure the lot and revise the plat document to provide an access easement to the proposed Lot 7. In particular the access easement shall be a 49 foot wide access easement constructed with a 24 foot wide paved surface with curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

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 and dry sewer installed, then an on-site wastewater plan prepared by a Registered 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, a septic tank plan must be submitted for review and approval as per Chapter 16.20.040.N of the Rapid City Municipal Code. Staff is recommending that the above referenced information be submitted for review and approval prior to Preliminary Plat approval by the City Council or a Variance to the Subdivision Regulations must be obtained.

Water: Water plans prepared by a Registered Professional Engineer showing the extension of water mains, fire hydrants and water lines, including the size of the proposed water lines 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 flows and water quality must be submitted for review and approval. In addition, the water plans must show the existing water system layout, including location and size of mains, reservoir capacity, overflow elevations, well location and capacity. Staff is recommending that the above referenced information be submitted for review and approval prior to Preliminary Plat approval by the City Council or a Variance to the Subdivision Regulations must be obtained.

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Drainage: As part of the Preliminary Plat application, a drainage plan must be submitted for review and approval. The drainage plan must address the characteristics of downstream drainage facilities. Adequate facilities for conveyance of increased or modified flows, proper easements for use of the drainage facilities or demonstration of the application of legal reasonable use principles must be provided. In addition, drainage easements must be provided as necessary to convey upstream run-off across the property. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. Staff is recommending that prior to Preliminary Plat approval by the City Council, a drainage and grading plan, as well as, an erosion and sediment control plan shall be submitted for review and approval and the plat document be revised to provide drainage easements as needed.

Fire Protection: Staff is recommending that all International Fire Codes be continually met.

Pennington County: Staff noted that the subject property is a Planned Unit Development in Pennington County. A portion of the property is located within the City's platting jurisdiction with the balance of the property located in Pennington County's platting jurisdiction. As such, prior to submittal of a Final Plat application the applicant shall submit plat documents to Pennington County for review and approval.

The proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.