

STAFF REPORT  
November 9, 2006

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**No. 06PL168 - Layout Plat**

**ITEM 17**

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GENERAL INFORMATION:

PETITIONER	Jean-Francois and Michelle Julien
REQUEST	<b>No. 06PL168 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 6, except the west 91.5 feet, Long Acre Square Subdivision, Section 8, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .64 acres
LOCATION	2111 South Valley Drive
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitation District
DATE OF APPLICATION	10/13/2006
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

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

1. 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 test results. If the results indicate severe potential towards corrosion of buried metal, then information shall be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections shall be provided as needed for buried water system metal fixtures;
2. 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;
3. Upon submittal of a Preliminary Plat application, a drainage plan in compliance with the Perrine Drainage Basin Design Plan shall be submitted for review and approval. In particular, the drainage plan shall include calculations demonstrating that developed flows from the site do not exceed pre-developed flows. In addition, the plat document shall be revised to provide drainage easements as necessary;
4. Upon submittal of a Preliminary Plat application, a utility master plan including public and private utilities shall be submitted for review and approval;

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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. In addition, the plat document shall also be revised to provide utility easements as needed;
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 system analysis shall be submitted demonstrating that adequate fire and domestic flows are being provided. The plat document shall also be revised to provide utility easements as needed;
7. Upon submittal of a Preliminary Plat, road construction plans for S. Valley Drive shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show the dedication of five additional feet of right-of-way or a Variance to the Subdivision Regulations shall be obtained;
8. Upon submittal of a Preliminary Plat, road construction plans for Long Acre Drive shall be submitted for review and approval. In particular, the road construction plans shall show the street 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 or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show the dedication of 4.5 additional feet of right-of-way or a Variance to the Subdivision Regulations shall be obtained;
9. 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. In addition, the International Fire Code shall be continually met;
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, the shed(s) shall be relocated to provide the minimum required setback(s) as per the Pennington County Zoning Ordinance. In addition, upon dedication of the additional right-of-way for Long View Drive and S. Valley Drive, Variances shall be obtained as needed to reduce the setback(s) for the existing single family residence and attached garage or the minimum required setback(s) shall be provided;
12. 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;
13. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision

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- inspection fees shall be paid; and,
14. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

**GENERAL COMMENTS:**

The applicant has submitted a Layout Plat to subdivide the subject property into two residential lots. The property is located in the northwest corner of the intersection of S. Valley Drive and Long Acre Drive. Currently, a single family residence and two portable storage sheds are located on the 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 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:

**Geotechnical Report:** A geotechnical report including pavement design must be submitted for review and approval. In addition, the geotechnical report must include soils resistivity test results. If the results indicate severe potential towards corrosion of buried metal, then information must be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections must be provided as needed for buried water system metal fixtures.

**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 in compliance with the Perrine Drainage Basin Design Plan must be submitted for review and approval. In particular, the drainage plan must include calculations demonstrating that developed flows from the site do not exceed pre-developed flows. In addition, the plat document must be revised to provide drainage easements as necessary.

**Sewer:** The property is located in the Rapid Valley Sanitary District service area. 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. Upon submittal of a Preliminary Plat application, the construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the sewer plans must demonstrate adequate capacity of the downstream wastewater system. The plat document must also be revised to provide utility easements as needed.

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Water: The property is located in the Rapid Valley Sanitary District service area. Water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval. In addition, the water plans must provide calculations demonstrating that required domestic and fire flows are being provided. Upon submittal of a Preliminary Plat application, the construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must also be revised to provide utility easements as needed.

S. Valley Drive: The Layout Plat identifies S. Valley Drive located along the east lot line of the subject property. Golden Eagle Drive is identified on the City's Major Street Plan as a collector street requiring that it be located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit and water. Currently, S. Valley Drive is located in a 66 foot wide right-of-way and constructed with an approximate 20 foot wide paved surface. As such, staff is recommending that upon submittal of a Preliminary Plat application, construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to dedicate five additional feet of right-of-way.

Long Acre Drive: The Layout Plat identifies Long Acre Drive located along the south lot line of the subject property. Long Acre Drive 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 and water. Currently, Long Acre Drive is located in a 40 foot wide right-of-way and constructed with an approximate 20 foot wide graveled surface. As such, staff is recommending that upon submittal of a Preliminary Plat application, construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to dedicate 4.5 additional feet of right-of-way.

Setbacks: The existing portable sheds are located adjacent to the proposed common lot line of the two lots. As such, staff is recommending that prior to submittal of a Final Plat application, the shed(s) be relocated to provide the minimum required setback(s) as per the Pennington County Zoning Ordinance.

The existing single family residence is currently located approximately nine feet from Long Acre Drive and 28.5 feet from S. Valley Drive. The Pennington County Planning Department staff has indicated that upon dedication of the additional right-of-way for the two street(s), the existing structure will encroach into the required setback(s) along Long Acre Drive and S. Valley Drive. As such, Variances must be obtained as needed to reduce the setback(s) for the existing single family residence and attached garage or the minimum required setback(s) must be provided.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. The

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International Fire Code will need to be continually met.

Road Maintenance Agreement: On September 19, 2006, the Pennington County Board of Commissioners dissolved the Long Acre Road District. As such, staff is recommending that prior to submittal of a Final Plat application, the applicant 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 must 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.

Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements. In particular, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. As such, staff is recommending that prior to the City's acceptance of the public improvements, a warranty surety be submitted for review and approval as required.

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