

STAFF REPORT
February 8, 2007

No. 07PL008 - Preliminary Plat

ITEM 9

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Joe Carlin
REQUEST	No. 07PL008 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The west 354.46 feet of the NW1/4 of the SE1/4 except the north 158 feet thereof and except the north 375 feet of the south 641.34 feet thereof and except Bies Subdivision, Call Subdivision and Carlin Subdivision located in Section 11, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 12 and 13 of Carlin Subdivision located in the W1/2 of the NW1/4 of the SE1/4, Section 11, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.134 feet
LOCATION	Northwest of the intersection of Crane Drive and Carlin Street
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:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	Private, wells and septic tanks
DATE OF APPLICATION	1/12/2007
REVIEWED BY	Jonathan Smith / Mary Bosworth

RECOMMENDATION:

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

1. Prior to submittal of a Final Plat application, a different street name for "Mary Place" shall be submitted to the Emergency Services Communication Center for review and approval, and the plat document shall be revised to show the approved street name;
2. Prior to Preliminary Plat approval by the City Council, the applicant shall submit plans prepared by a Professional Engineer showing the location of proposed wells, water quantity, and storage capacity for domestic and fire flows;
3. Prior to Preliminary Plat approval by the City Council, plans for the septic system prepared by a Professional Engineer shall be submitted for review and approval;

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4. Prior to Preliminary Plat approval by the City Council, the applicant shall obtain an exception to the Street Design Criteria Manual to allow a T-shaped turnaround in lieu of a cul-de-sac. This T-shaped turnaround shall also be approved by the Fire Department;
5. Prior to Preliminary Plat approval by Council, the applicant shall submit additional drainage information prepared by a Professional Engineer for the proposed Lot 12;
6. 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; and,
7. 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 Preliminary Plat to create two lots approximately 1.8 acres and 4.30 acres in size respectively. The subject property does not lie within the municipal boundaries of the City of Rapid City; however, the property lies within the City's three mile platting jurisdiction. The subject property is zoned Suburban Residential District by Pennington County. The subject property is currently vacant. The existing land use in the vicinity includes single family residential dwellings, manufactured homes, a sandblasting service, and grazing of livestock. The subject property is remnants of previously platted property in the area. A Variance to the Subdivision Regulations to waive curb, gutter, sidewalk, street light conduit, water, sewer, and pavement along the access easement was granted by City Council on November 6, 2006 (06SV063).

The subject property lies approximately 200 feet west of Carlin Street; currently the property is void of any structural development.

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

Access Easement: A narrow gravel drive currently provides access off of Carlin Street to the proposed Lot 12. Currently, there is no constructed access to proposed Lot 13. Construction plans submitted in conjunction with the Preliminary Plat show plans to construct a 20 foot wide gravel roadway to both proposed lots. The construction plans show the proposed access easement as "Mary Place". Staff has noted that there appears to be a street with this same name within Pennington County. Therefore prior to submittal of a Final Plat application, a different street name for "Mary Place" shall be submitted to the Emergency Services Communication Center for review and approval. In addition the plat document shall be revised to show the approved street name.

The submitted construction plans also show a T-shaped turnaround at the end of the access easement for Lot 12. The approved Layout Plat 06PL159 shows a cul-de-sac instead of a T-shaped turnaround. An exception to the Street Design Criteria Manual is required to use a T-shaped turnaround in lieu of a cul-de-sac.

Water and Sewer: The Preliminary Plat application states that the water source will be a private well. If on site well(s) are used, a water system analysis verifying source, adequate water quantity and storage capacity for domestic and fire flows must be submitted for review and approval; location of proposed wells also needs to be shown on the site plan.

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The Preliminary Plat application states that the proposed sewer will be a private on-site wastewater septic system utilizing a septic tank and drainfield. Prior to Preliminary Plat approval by the City Council, plans prepared by a Professional Engineer shall be submitted for review and approval by the the City staff. The plans shall demonstrate that the soils are suitable for on-site wastewater systems; shall show the location and capacity of the proposed septic tanks, shall show the location and results of percolation tests, the location of drainfields, and the minimum length of runs.

Drainage: Currently a 40 foot wide irrigation easement runs north-south through Lot 12. Additional drainage information from a Professional Engineer must be submitted for review and approval by City staff.

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.