

STAFF REPORT
May 24, 2007

No. 07PL053 - Layout Plat

ITEM 40

GENERAL INFORMATION:

PETITIONER	Renner & Associates, LLC for Stephen E. Hilton
REQUEST	No. 07PL053 - Layout Plat
EXISTING LEGAL DESCRIPTION	Tract A of Palmer Subdivision and the SW1/4 of the NW1/4 of Section 14, T2N, R6E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Hilton Tract of Palmer Subdivision of Section 14, T2N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 76.797 acres
LOCATION	East of Potter Road and north of Palmer Road
EXISTING ZONING	General Agriculture District - Limited Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District - Limited Agriculture District (Pennington County)
South:	Low Density Residential District - Suburban Residential District (Pennington County)
East:	General Agriculture District (Pennington County)
West:	Limited Agriculture District - Low Density Residential District (Pennington County)
PUBLIC UTILITIES	Private water and sewer
DATE OF APPLICATION	3/14/2007
REVIEWED BY	Travis Tegethoff / Todd Peckosh

RECOMMENDATION:

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

- 1. Prior to Layout Plat approval by the Planning Commission, the applicant shall submit a structural site plan showing the existing structures and utilities located on the subject property;**
- 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 Drainage Criteria Manual shall be submitted for review and approval. In addition, the drainage plan shall demonstrate that the design flows do not exceed**

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- 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;
4. 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 and percolation tests demonstrating that the soils are suitable for on-site wastewater treatment systems be submitted for review and approval;
 5. 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 system 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 designed and constructed to provide adequate fire and domestic flows. In addition, the plat document shall be revised to show utility easement(s) as needed;
 6. Upon submittal of a Preliminary Plat application, road construction plans for Palmer Road 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;
 7. Upon submittal of a Preliminary Plat application, a Wildland Fire Mitigation Plan shall 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;
 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; and,
 10. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval.

GENERAL COMMENTS:

This staff report has been revised as of May 15, 2007. All revised and/or added text is shown in bold print. The applicant has submitted a Layout Plat to combine two lots into one 76.8 acre lot. The property is east of Potter Road and north of Palmer Road. 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.

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 application 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 application as required by City Ordinance.

Palmer Road: Palmer Road is located along the south lot line of the subject property and is classified as a subcollector street 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, Palmer Road has a 66 foot wide

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right-of-way with an approximate 20 foot wide chip seal surface. As such, staff is recommending that upon submittal of a Preliminary Plat application, road construction plans demonstrating compliance with the above referenced information be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Potter Road: The Layout Plat identifies Potter Road along the west side of the subject property. Potter Road is classified as a proposed Minor Arterial Street on the City's Major Street Plan but is located outside of the City of Rapid City's three-mile platting jurisdiction.

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

This item was continued to the May 10, 2007 Planning Commission meeting at the applicant's request. On May 1, 2007 the applicant requested that this item be continued to the May 24, 2007 Planning Commission meeting. Staff recommends that the proposed Layout Plat be continued to the May 24, 2007 Planning Commission meeting at the applicant's request.

This item was continued to the May 24, 2007 Planning Commission meeting at the applicant's request. Staff recommends that the proposed Layout Plat be approved with the previously stated stipulations.