

STAFF REPORT  
September 20, 2007

---

**No. 07PL114 - Layout Plat**

**ITEM 5**

---

GENERAL INFORMATION:

APPLICANT	Jo and Steve Benn
AGENT	Gary Renner for Renner & Associates
PROPERTY OWNER	Steve and Jo Benn
REQUEST	<b>No. 07PL114 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	The unplatted balance of the N1/2 of SE1/4, lying west of Clarkson Road and a portion of the SE1/4 of the NE1/4, Section 31, T1N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 8 of Block 4 of Clarkson Subdivision, Section 31, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.73
LOCATION	Intersection of Spring Canyon Trail and Clarkson Road
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	Community water and private sewer
DATE OF APPLICATION	8/22/2007
REVIEWED BY	Travis Tegethoff / Todd Peckosh

RECOMMENDATION:

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

1. Prior to Layout approval by Planning Commission, a master plan for the area shall be submitted for review and approval;
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 pre-developed

STAFF REPORT  
September 20, 2007

---

**No. 07PL114 - Layout Plat**

**ITEM 5**

---

- 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 shall be obtained. In addition, the sewer plans must demonstrate adequate capacity of the downstream wastewater system. If individual on-site wastewater systems are used, 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;
  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 and approval or a Variance to the Subdivision Regulations shall be obtained. In particular, the water system shall be constructed and designed to provide adequate fire and domestic flows. In addition, the plat document shall be revised to show utility easement(s) as needed. 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;
  6. Upon submittal of a Preliminary Plat, road construction plans for Clarkson Road be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 72 foot wide right-of-way and constructed with pavement, curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations shall be obtained or an Amendment to the City's Major Street Plan must be obtained;
  7. Upon submittal of a Preliminary Plat application, road construction plans for Spring Canyon Trail 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;
  8. Prior to Preliminary Plat approval by the City Council, the applicant shall obtain a Special Exception to allow a cul-de-sac in excess of 1,200 feet and to waive the requirement to provide intermediate turnarounds or the street must be redesigned to comply with the Street Design Criteria Manual;
  9. Prior to Preliminary Plat approval by the City Council, the applicant shall obtain a Special Exception to allow more than 40 dwelling units with one point of access or revise the plat document to provide a second point of access;
  10. Prior to Preliminary Plat approval by the City Council, a Wildland Fire Mitigation Plan shall be submitted for review and approval;
  11. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
  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

STAFF REPORT  
September 20, 2007

---

**No. 07PL114 - Layout Plat**

**ITEM 5**

---

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

**GENERAL COMMENTS:**

The applicant has submitted a Layout Plat to subdivide the property into a 3.7 acre lot and leave the remainder of the property as an unplatted balance. The property is located between Spring Canyon Trail and Clarkson Road and is currently 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 the City of 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:

**Fire Department:** The Fire Department has indicated that the International Fire Code will need to be continually met.

**Clarkson Road:** Clarkson Road is identified on the City's Major Street Plan as a future collector street requiring that it be located in a minimum 76 foot wide right-of-way and constructed to a collector street standard with pavement, curb, gutter, sidewalk, street light conduit, sewer and water. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for Clarkson Road be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained or an Amendment to the City's Major Street Plan must be obtained. Staff also noted the applicant must obtain a Special Exception to allow a cul-de-sac in excess of 1,200 feet and to waive the requirement to provide intermediate turnarounds or the street must be redesigned to comply with the Street Design Criteria Manual. As such, staff recommends that prior to City Council approval of the Preliminary Plat the applicant obtain a Special Exception to allow a cul-de-sac in excess of 1,200 feet and to waive the requirement to provide intermediate turnarounds or the street must be redesigned to comply with the Street Design Criteria Manual.

**Spring Canyon Trail:** Spring Canyon Trail is identified as a sub-collector street on the Layout Plat. A sub-collector street must be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for Spring Canyon Trail be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

STAFF REPORT  
September 20, 2007

---

**No. 07PL114 - Layout Plat**

**ITEM 5**

---

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. 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.

Water: 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.

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 design shall be in accordance with the amendment to the Arrowhead Drainage Basin Design Plan. The drainage plan must also demonstrate that the design flows do not exceed pre-developed flows or on-site detention must be provided. 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.

Master Plan: On January 21, 1991, City Council adopted a resolution to establish a policy to request a proposed master plan for surrounding property prior to plat approval. A master plan for the entire property must be submitted for review and approval prior to Layout Plat approval by the Planning Commission. In particular the master plan shall identify efficient circulation of traffic, adequate access to adjoining properties, proper handling of storm water flows, and extension of public utilities.

Exception: On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". Currently, Clarkson Road serves as exclusive access to approximately 70 residential lots and the proposed plat will increase the density by adding one additional lot. As such, staff recommends that prior to City Council approval of the Preliminary Plat the applicant obtain a Special Exception to allow more than 40 dwelling units with one point of access or revise the plat document to provide a second point of access.

Fire Protection: The Fire Department staff has indicated that due to the location of the existing structures a Wildland Fire Mitigation plan shall be established. Staff also noted that the 28 foot wide paved surface of Clarkson Road meets the minimum 20 foot wide access

STAFF REPORT  
September 20, 2007

---

**No. 07PL114 - Layout Plat**

**ITEM 5**

---

requirement as per the International Fire Code. Staff is recommending that prior to Preliminary Plat approval by City Council a Wildland Fire Mitigation plan shall be submitted for review and approval.

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