

STAFF REPORT
October 25, 2007

No. 07PL128 - Layout Plat

ITEM 12

GENERAL INFORMATION:

APPLICANT	Raymond Crawford
AGENT	Britton Engineering and Land Surveying
PROPERTY OWNER	Raymond J. Crawford, III
REQUEST	No. 07PL128 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot 4R of High Sheridan Ranch Subdivision, Section 35, T1N, R6E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A and B of Lot 4R of High Sheridan Ranch Subdivision, Section 35, T1N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.588
LOCATION	23435 Sand Lane
EXISTING ZONING	Low Density Residential District (Pennington County)
SURROUNDING ZONING	
North:	Low Density Residential District (Pennington County)
South:	Limited Agriculture District (Pennington County)
East:	Low Density Residential District (Pennington County)
West:	Low Density Residential District (Pennington County)
PUBLIC UTILITIES	Private on-site water and wastewater
DATE OF APPLICATION	9/17/2007
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

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

1. Prior to submittal of a Preliminary Plat application, an Exception shall be obtained to allow a 2,750 foot long cul-de-sac street with one intermediate turnaround in lieu of a maximum 500 foot long cul-de-sac street with an intermediate turnaround every 600 feet as per the Street Design Criteria Manual or the plat document shall be revised accordingly;
2. Upon submittal of a Preliminary Plat application, construction plans for Sand Lane shall be submitted for review and approval. In particular, the construction plans shall show the street constructed with curb, gutter, street light conduit and sewer. In addition, the

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- intermediate turnaround shall be located within a minimum 110 foot diameter cul-de-sac and constructed with a minimum 96 foot wide diameter paved surface, curb, gutter, street light conduit and sewer or a Variance to the Subdivision Regulations shall be obtained;
3. 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. If individual on-site wastewater systems are utilized, then an on-site wastewater plan prepared by a Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems shall be submitted for review and approval;
 4. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension and/or existing water mains shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, the applicant shall submit documentation from the owner of the water facility indicating concurrence with serving a second lot. If a private water system is utilized, then an on-site water plan prepared by a Professional Engineer shall be submitted for review and approval. In addition, the water plans shall demonstrate that adequate fire and domestic flows are being provided. The plat document shall also be revised to provide utility easements as needed;
 5. Prior to submittal of a Final Plat application, the swimming pool shall be removed from the existing 16 foot wide minor drainage and utility easement or the easement shall be vacated and/or relocated as needed;
 6. Prior to submittal of a Final Plat application, a reserve drainfield area for on-site wastewater treatment shall be shown on the plat or a note shall be placed on the plat indicating that at the time a Building Permit application is submitted, a reserve drainfield area for on-site wastewater treatment will be identified and held in reserve unless a public sewer system is provided;
 7. Prior to submittal of a Final Plat application, the Certificates of Title shall be revised for a Final Plat in lieu of a Minor Plat or all of the subdivision improvements shall be completed with no granting of Variances to the Subdivision Regulations prior to submittal of a Minor Plat application,
 8. 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,
 9. 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 a 9.588 acre lot into two lots. The lots are 6.318 acres and 3.270 acres in size, respectively.

On November 5, 2001, the City Council approved a Final Plat (#01PL108) creating the 9.587 acre lot. In addition, the City Council approved a Variance to the Subdivision Regulations (#01SV028) to waive the requirement to provide additional pavement, curb, gutter, sidewalk, street light conduit and sewer along Sand Lane.

The property is located west of Sorrel Court and south of Sand Lane within the High Sheridan Ranch Subdivision. Currently, a single family residence, a shop and a swimming pool are located on the property.

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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 whereby 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 an exception whichever is applicable.

STAFF REVIEW:

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

Sand Lane: Sand Lane is located along the north lot line of the property and serves as access to the site. Sand Lane 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, street light conduit, water and sewer. Currently, Sand Lane is located within a 66 foot wide right-of-way and constructed with an approximate 30 foot wide paved surface and water. In addition, an intermediate turnaround has been constructed within the Sand Lane right-of-way as it abuts the property. The intermediate turnaround is located within a 100 foot wide diameter right-of-way and constructed with an approximate 50 foot wide diameter paved surface. As such, staff is recommending that upon submittal of a Preliminary Plat application, construction plans for Sand Lane be submitted for review and approval. In particular, the construction plans must show the street constructed with curb, gutter, street light conduit and sewer or a Variance to the Subdivision Regulations must be obtained. In addition, the intermediate turnaround must be located within a minimum 110 foot diameter cul-de-sac and constructed with a minimum 96 foot wide diameter paved surface, curb, gutter, street light conduit and sewer or a Variance to the Subdivision Regulations must be obtained.

Sand Lane is a cul-de-sac street with a length of 2,750 feet. The Street Design Criteria Manual states that a cul-de-sac can not exceed 500 feet in a moderate to high wild fire hazard area. In addition, an intermediate turnaround must be provided every 600 feet. The Fire Department staff has indicated that the property is located in a moderate to high wild fire hazard area. As such, staff is recommending that prior to submittal of a Preliminary Plat application, an Exception be obtained to allow a 2,750 foot long cul-de-sac street with one intermediate turnaround in lieu of a maximum 500 foot long cul-de-sac street with an intermediate turnaround every 600 feet as per the Street Design Criteria Manual or the plat document must be revised accordingly.

Wastewater: Chapter 16.16.050 of the Rapid City Municipal Code states that "sewer collection systems shall be installed in each subdivision within Rapid City and surrounding platting jurisdictions in accordance with City specifications". The applicant has indicated that the property will be served by individual on-site wastewater systems. Staff is recommending that upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered

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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 individual on-site wastewater systems are utilized as proposed, then an on-site wastewater plan prepared by a Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems must be submitted for review and approval.

The Pennington County Planning Department has also indicated that upon submittal of a Final Plat application, a reserve area must be shown or a note must be placed on the plat indicating that at the time a Building Permit application is submitted, a reserve drainfield area will be identified and held in reserve unless a public sewer system is provided.

Water: The applicant has submitted a site plan showing an existing well located on proposed Lot A of Lot 4R. In addition, the site plan shows a four inch water line along the north side of Sand Lane and a one inch service line extending into proposed Lot A of Lot 4R to serve the existing residence located on the lot. However, the applicant has not indicated if the well and/or the water line within Sand Lane will serve proposed Lot B of Lot 4R. The County Commission has previously indicated concern with the availability of water within this area and the impact of development on adjacent wells due to complaints received by property owners over the years. As such, staff is recommending that upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension and/or existing water mains be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the applicant must submit documentation from the owner of the water facility indicating concurrence with serving a second lot. If a private water system is utilized, then an on-site water plan prepared by a Professional Engineer must be submitted for review and approval. In addition, the water plans must demonstrate that adequate fire and domestic flows are being provided. The plat document must also be revised to provide utility easements as needed.

Minor Drainage and Utility Easement: A 16 foot wide minor drainage and utility easement currently exists, extending north to south through the middle of the property. The applicant has submitted a site plan showing an underground swimming pool within the easement. As such, staff is recommending that prior to submittal of a Final Plat application, the swimming pool be removed from the existing 16 foot wide minor drainage and utility easement or the easement must be vacated and/or relocated as needed.

Plat Labeling: The Layout Plat currently identifies the proposed lots as "Lot A & Lot B of Lot 4R of High Sheridan Ranch Subdivision". The Register of Deed's Office has suggested that the title on the plat be revised to show the lots as "Lot 4A and 4B of High Sheridan Ranch Subdivision, (formerly Lot 4R of High Sheridan Ranch Subdivision)". Please note that this is a suggestion and not a requirement of the Register of Deed's Office.

The Certificates of Title on the plat document are for a Minor Plat. As such, the applicant must complete all of the subdivision improvements, with no Variances to the Subdivision Regulations, prior to submittal of a Minor Plat application. If it is the intent of the applicant to request a Variance to the Subdivision Regulations and/or post surety for any of the required improvements, then the Certificates of Title on the plat must be revised for a Final Plat.

Inspection Fees and Surety: Chapter 16.20.080 of the Rapid City Municipal Code states that

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before any Final Plat is approved, an additional fee shall be paid to the City to cover the costs of inspection of the subdivision improvements required by Ordinance. In addition, surety for any required subdivision improvements that have not been completed must be posted. As such, staff is recommending that upon submittal of a Final Plat application, surety be posted and subdivision inspection fees be paid as required.

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 addition, 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.

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