

STAFF REPORT
January 24, 2008

No. 07PL179 - Layout Plat

ITEM 8

GENERAL INFORMATION:

APPLICANT	Ralph and Sylvia Vojta
AGENT	Britton Engineering
PROPERTY OWNER	Fred L. Nielsen
REQUEST	No. 07PL179 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lots 14 and 15 of Block 2 of Highland Hills Subdivision, located in the NE1/4 of the SE1/4, Section 32, T1N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 14R and 15R of Block 2 of Highland Hills Subdivision, located in the NE1/4 of the SE1/4, Section 32, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.228 acres
LOCATION	8710 Highland Hills 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	Private water and sewer
DATE OF APPLICATION	12/18/2007
REVIEWED BY	Travis Tegethoff / Ted Johnson

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application information on depth and type of soil, capacity of septic tanks and percolation tests demonstrating that the soils are suitable for on-site wastewater treatment systems must be submitted for review and approval;
2. Upon submittal of a Preliminary Plat application data to confirm that the well(s) have sufficient domestic flows and water quality must be submitted for review and approval;
3. Upon submittal of a Preliminary Plat application the applicant shall dedicate an additional sixteen feet of right-of-way and submit construction plans for Highland Hills Road for

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4. review and approval or obtain a Variance to the Subdivision Regulations;
Upon submittal of a Preliminary Plat application a Special Exception to allow a cul-de-sac in excess of 1,200 feet and to waive the requirement to provide intermediate turnarounds shall be obtained or the street must be redesigned to comply with the Street Design Criteria Manual;
5. Upon submittal of a Preliminary Plat application the applicant shall dedicate an additional 19 feet of right-of-way and submit construction plans for the access easement for review and approval or obtain a Variance to the Subdivision Regulations;
6. Upon submittal of a Preliminary Plat application, road construction plans for the section line highway must be submitted for review and approval, or a Variance to the Subdivision Regulations must be obtained, or the portion of the section line highway that abuts the subject property shall be vacated;
7. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
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.

GENERAL COMMENTS: The applicant has submitted a Layout Plat to reconfigure two lots. The property is currently zoned Suburban Residential District in Pennington County and is located north of Highland Hills Road. Currently two single family residences are located on the existing lots. The proposed subdivision will not increase the density of 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 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:

Sewer: The plans indicate existing on-site wastewater treatment systems. However, the location of the drain fields is not indicated on the plans. Staff noted that information on the location of the drain field, depth and type of soil, capacity of septic tanks and percolation tests demonstrating that the soils are suitable for on-site wastewater treatment systems 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.

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Water: The application indicates a private water source. However, the plans do not indicate the location of the water source. Staff noted that data to confirm that the well(s) have sufficient domestic flows, water quality, and the location of the existing well(s) 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.

Highland Hills Road: Highland Hills Road is located along the south lot line of the property and is classified as a proposed principal arterial street on the City's Major Street Plan requiring that the street be located in a minimum 100 foot wide right-of-way and constructed to collector street standards. Currently, Highland Hills Road has a 68 foot wide right-of-way and an approximate 20 foot wide paved surface. As such, staff is recommending that upon submittal of a Preliminary Plat application the applicant dedicate an additional sixteen feet of right-of-way and submit construction plans for Highland Hills Road for review and approval or obtain a Variance to the Subdivision Regulations. 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 constructed to comply with City Standards. As such, staff recommends that upon submittal of a Preliminary Plat application 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 constructed in accordance with City Standards.

Access Easement: The access easement is located along the east lot line of the proposed Lot 14R and is classified as a lane/place street requiring that the street 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, sidewalk, water and sewer. Currently, the access easement has a 30 foot wide right-of-way and an approximate 15 foot wide gravel surface. As such, staff is recommending that upon submittal of a Preliminary Plat application the applicant shall dedicate an additional 19 feet of right-of-way and submit construction plans for the access easement for review and approval or obtain a Variance to the Subdivision Regulations. In any case, a minimum 20 foot wide all weather surface is required for emergency vehicle access.

Section Line Highway: An unimproved section line highway is located along the east lot line of proposed Lot 15R. The section line highway must be constructed to City Street Design Standards with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. The applicant also has the option of vacating the section line highway; however, the eastern half of the section line highway is located on adjacent properties under different ownerships than the subject property. As such, the adjacent property owners must participate in the vacation or the platting of the section line highway or a Variance to the Subdivision Regulations to allow platting half a right-of-way must be obtained. Staff is recommending that the section line highway issue be addressed as identified upon submittal of a Preliminary Plat application.

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

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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.