

STAFF REPORT
February 21, 2008

No. 08PL008 - Preliminary Plat

ITEM 28

GENERAL INFORMATION:

APPLICANT	Jo and Steve Benn
AGENT	Renner & Associates
PROPERTY OWNER	Steve and Jo Benn
REQUEST	No. 08PL008 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of the N1/2 of the SE1/4, a portion of the S1/2 of the NE1/4, a portion of Spring Canyon Trail Right-of-way, and a portion of Clarkson Road Right-of-way, Section 31, T1N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 8 of Block 4 of Clarkson Subdivision, located in a portion of the N1/2 of the SE1/4, a portion of the S1/2 of the NE1/4, Section 31, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.209 acres
LOCATION	At the intersection of Clarkson Road and Spring Canyon Trail
EXISTING ZONING	Suburban Residential District
SURROUNDING ZONING	
North:	Suburban Residential District
South:	Suburban Residential District
East:	Suburban Residential District
West:	Suburban Residential District
PUBLIC UTILITIES	Community water and private sewer
DATE OF APPLICATION	1/25/2008
REVIEWED BY	Travis Tegethoff / Ted Johnson

RECOMMENDATION:

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

1. 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

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- 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 or Spring Canyon Trail shall be vacated;
2. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 3. 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;
 4. prior to Preliminary Plat approval by the City Council, a drainage, grading and erosion control plan be submitted for review and approval if any subdivision improvements are required as a part of this plat review unless a Variance is granted waiving those improvements; and,
 4. 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 subdivide the property into a 3.7 acre lot and leave the remainder of the property as an unplatted balance. In addition the applicant has submitted a Variance to Subdivision Regulations (#08SV004) for a portion of Spring Canyon Trail and Vacation of Right-of-Way requests (#08VR001 and #08VR002) for portions of Spring Canyon Trail and Clarkson Road. The property is located between Spring Canyon Trail and Clarkson Road and is currently void of any structural development.

On October 1, 2007, City Council approved a Layout Plat for the property 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 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,

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- 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 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.

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

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 60 foot wide right-of-way and constructed to a collector street standard with pavement, curb, gutter, sidewalk, street light conduit, sewer and water. Clarkson Road currently has 66 feet of right-of-way and is constructed with a 28 foot wide paved surface. Staff noted that on December 17, 2007, City Council approved a

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Variance to the Subdivision Regulations (#07SV055) with stipulations to waive the requirement to construct curb, gutter, street light conduit, water and sewer.

Spring Canyon Trail: Spring Canyon Trail is identified as a sub-collector street. 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 noted that a Variance to the Subdivision Regulations was denied without prejudice for Spring Canyon Trail during the Layout Plat process to allow the applicant to submit a Vacation of Right-of-Way request for the portion of Spring Canyon Trail adjacent to the property. The applicant has submitted a Vacation of Right-of-Way request for the south portion of Spring Canyon Trail and the applicant has also submitted a Variance to the Subdivision Regulations for the northern 95 feet of Spring Canyon Trail. As such, staff recommends that prior to City Council approval of the Preliminary Plat, construction plans for Spring Canyon Trail shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained or Spring Canyon Trail shall be vacated.

Drainage: To date, drainage, grading and erosion control plans have not been submitted for review and approval. If subdivision improvements are needed as a part of subdividing the property, drainage, grading and erosion control plans must be submitted for review and approval as required. If a Variance to the Subdivision Regulations is obtained to waive all subdivision improvements, the plan(s) are not needed. Staff is recommending that prior to Preliminary Plat approval by the City Council, a drainage, grading and erosion control plan be submitted for review and approval if any subdivision improvements are required as a part of this plat review unless a Variance is granted waiving those improvements.

Exceptions: On October 5, 2007, Exceptions (#07EX103 and #07EX104) were approved to allow a cul-de-sac in excess of 1,200 feet and to waive the requirement to provide intermediate turnarounds. On November 5, 2007, City Council approved an Exception to allow more than 40 dwelling units with one point of access.

Sewer: Staff noted that as part of Layout Plat the applicant submitted information demonstrating that the soils are suitable for on-site wastewater systems. Staff also noted that on December 17, 2007, City Council approved a Variance to the Subdivision Regulations (#07SV055) with stipulations to waive the requirement to construct curb, gutter, street light conduit, water and sewer.

Water: Staff noted that as part of the Layout Plat the applicant submitted information demonstrating sufficient domestic and fire flows and water quality for the property will be provided by the Colonial Pines Sanitary District. Staff also noted that on December 17, 2007, City Council approved a Variance to the Subdivision Regulations (#07SV055) with stipulations to waive the requirement to construct curb, gutter, street light conduit, water and sewer.

Fire Protection: Staff noted that the 28 foot wide paved surface of Clarkson Road meets the minimum 20 foot wide access requirement as per the International Fire Code. Staff also noted that a Wildland Fire Mitigation plan was reviewed and approved as part of the Layout Plat.

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