

STAFF REPORT
December 9, 2010

No. 10PL087 - Layout Plat

ITEM 13

GENERAL INFORMATION:

APPLICANT	Joseph Hecker
AGENT	Janelle Finck for Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	Fisk Land Surveying & Consulting Engineers
REQUEST	No. 10PL087 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lots 19 and 22R of Una Del Acres No. 2, Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 19R and 22RA of Una Del Acres No. 2
PARCEL ACREAGE	Approximately 5.87 acres
LOCATION	6030 Una Del Acres
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	Private On-site Water and Wastewater
DATE OF APPLICATION	11/12/2010
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

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

1. Prior to Layout Plat approval by the City Council, a revised site plan shall be submitted for review and approval showing the location of the existing septic tank and drainfield located on proposed Lot 22RA;
2. 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 proposed, then an on-site wastewater plan prepared by a Professional Engineer demonstrating that the soils are

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3. suitable for on-site wastewater systems shall be submitted for review and approval; 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;
4. Upon submittal of a Preliminary Plat application, construction plans shall be submitted for review and approval for Una Del Drive showing the street constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
5. Upon submittal of a Preliminary Plat application, the location of the proposed driveway to Lot 19R shall be identified to insure compliance with the Street Design Criteria Manual. In addition, one of the two driveways currently serving as access to Lot 22RA shall be closed or an Exception shall be obtained to allow two driveways to serve a residential lot;
6. Upon submittal of a Preliminary Plat application, a grading plan shall be submitted for review and approval if any subdivision improvements are required;
7. Upon submittal of a Preliminary Plat application, a drainage report demonstrating whether a Major Drainage Easement is required for the drainage ditch running north-south through the property. In addition, the plat document shall be revised to show drainage easement(s) as needed;
8. Upon submittal of a Preliminary Plat application, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval if any subdivision improvements are required;
9. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
10. Prior to submittal of a Final Plat application, a Wild Fire Mitigation Plan shall be submitted for review and approval and the plan shall be implemented;
11. 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;
12. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,
13. The approved Layout Plat for which no grading, construction or other improvements have been initiated within two years of the date of approval of the plat shall be deemed as expired. However, the owner or applicant of the plat may, prior to the termination of the two year period, request a one year extension subject to approval by the City Council.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to reconfigure two existing lots. The lots are to be known as Lots 19R and 22RA of Una Del Acres No. 2. In addition, the applicant has submitted a Variance to the Subdivision Regulations (File #10SV024) to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and to reduce the pavement width from 24 feet to 19 feet along Una Del Drive as it abuts the property.

The property is located approximately 200 feet north of the intersection of Wildwood Drive and Una Del Drive on the east side of Una Del Drive. Currently, a single family residence, and three sheds are located on proposed Lot 22RA. Lot 19R is currently void of any structural development.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any

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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:

Una Del Drive: Una Del Drive is located along the west lot line of the property and is classified as a lane place street requiring that it be located within a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Una Del Drive is located within a 50 foot wide right-of-way and constructed with a 19 foot wide paved surface.

Staff recommends that upon submittal of the Preliminary Plat application, road construction plans for Una Del Drive be submitted for review and approval. In particular, the road construction plans must show the street constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations must be obtained.

Driveway(s): Currently, two driveways exist serving proposed Lot 22RA. The driveways were constructed when the residence was originally constructed in 1972. In addition, the driveways have been gravel surfaced since they were originally constructed. The property was annexed in 1984. As such, the driveway surface is legal non-conforming. The applicant should be aware that prior to issuance of a building permit for any future development on the property, the first 50 feet of the driveway(s) must be paved or a Variance from the Zoning Board of Adjustment waiving the requirement must be obtained.

The applicant has not identified the location of an existing and/or proposed driveway location to proposed Lot 19R. As such, staff recommends that upon submittal of a Preliminary Plat application, the location of the proposed driveway to Lot 19R be identified to insure compliance with the Street Design Criteria Manual. In addition, one of the two driveways currently serving as access to Lot 22RA must be closed or an Exception must be obtained to allow two driveways to serve a residential lot;

Drainage: A drainage ditch runs north-south through the property. Upon submittal of a Preliminary Plat application, a drainage report must be submitted for review and approval demonstrating whether the ditch must be secured within a Major Drainage Easement. In addition, the plat document must be revised to show drainage easement(s) as needed.

Water: The applicant has indicated that proposed Lot 22RA is currently served by a private well. The applicant has not indicated whether the existing well will also serve the future

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development on proposed Lot 19R or if a new well will be drilled. Chapter 16.16.040 states that if a well is to serve more than one lot, a public water system is required. The applicant has submitted well data demonstrating that domestic water flows are currently being provided for Lot 22RA.

Staff recommends that upon submittal of a Preliminary Plat application, 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 must be obtained.

Sewer: 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 proposed Lot 19R will be served by an individual on-site wastewater system. In addition, the applicant has indicated that an existing septic tank and drainfield are currently serving the residence located on proposed Lot 22RA. The existing septic tank was pumped on October 23, 2007 and an On-site Wastewater Permit was subsequently issued by the City. The site plan does not show the location of the existing septic tank and drainfield located on Lot 22RA. As such, staff recommends that prior to Layout Plat approval by the City Council, a revised site plan be submitted for review and approval showing the location of the septic tank and drainfield.

Staff also recommends 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 an individual on-site wastewater system is utilized, 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 applicant should be aware that dry sewer must be provided even if on-site wastewater systems are proposed to be utilized in the interim in accordance with the provisions of Chapter 16.16.050 of the Rapid City Municipal Code. The recently completed Source Water Protection Study recommends the installation of dry sewer mains in accordance with the adopted City Standards rather than approving Variances to waive the requirement to insure connection to a central sewer system once the adjacent properties develop and the dry sewer can be connected to the City’s system. In addition, the Rapid City’s Master Utility Plan identifies the property within “Tier One” indicating that the property is in the area where public sewer is anticipated to be extended within 20 years.

Stormwater Management Plan: The City Council recently adopted a Stormwater Quality Manual which provides a set of criteria and technical guidance for erosion and sediment control at construction sites. Because site conditions will affect the suitability and effectiveness of erosion control measures, a plan specific to each site is required. Staff recommends that upon submittal of a Preliminary Plat application, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual be submitted for review and approval if any subdivision improvements are required. In addition, a grading plan must be submitted for review and approval if any subdivision improvements are required.

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 the Ordinance. In addition, surety for any required subdivision improvements that have not been completed must be posted. Upon submittal of a Final Plat application, surety must 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 particular, 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. Prior to the City's acceptance of any public improvements, a Warranty Surety must be submitted for review and approval if subdivision improvements are required as a part of any future platting of the property.

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