

STAFF REPORT  
May 5, 2011

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**No. 11PL023 - Layout Plat**

**ITEM 6**

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GENERAL INFORMATION:

APPLICANT	Tom and Sue Karlen
PROPERTY OWNER	Tom and Sue Karlen
REQUEST	<b>No. 11PL023 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 19 of Block 3 of Moon Meadows Estates, Section 34, T1N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 19A and Lot 19B of Moon Meadows Estates
PARCEL ACREAGE	Approximately 4.62 acres
LOCATION	8133 North Star 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	On-site water and wastewater
DATE OF APPLICATION	4/7/2011
REVIEWED BY	Vicki L. Fisher / Brandon Quiett

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, road construction plans for Moon Meadows Drive shall be submitted for review and approval. In particular, the road construction plans shall show the street located within a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show the dedication of 17 feet of additional right-of-way or a Variance to the Subdivision Regulations shall be obtained;
2. Upon submittal of a Preliminary Plat application, road construction plans for North Star Road shall be submitted for review and approval. In particular, the road construction plans shall show 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

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- 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. In addition, dry sewer mains shall be provided pursuant to the adopted Source Water Protection Study recommendation;
  4. 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. 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 Preliminary 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;
  6. Prior to submittal of a Preliminary Plat application, the plat document shall be revised to include the note: "8 foot wide minor drainage and utility easement on all interior lot lines";
  7. Prior to submittal of a Preliminary Plat application, the plat document shall be revised to show a non-access easement along Moon Meadows Drive;
  8. Upon submittal of a Preliminary Plat application, a grading and drainage plan shall be submitted for review and approval if subdivision improvements are required or site grading is proposed;
  9. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
  10. 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,
  11. 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 is proposing to subdivide an existing 4.62 acre lot into two lots. The lots will be sized 3.37 acres and 1.25 acres, respectively, and will be known as Lots 19A and 19B, Block 3 of Moon Meadows Estates. In addition, the applicant has submitted a Variance to the Subdivision Regulations (File #11SV008) to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along North Star Road and to install curb, gutter, sidewalk, street light conduit, water, sewer and additional pavement along Moon Meadows Drive as they abut the property.

The property is located outside the City limits of Rapid City but within the City's three mile platting jurisdiction. In particular, the property is located in the southwest corner of the intersection of Moon Meadows Drive and North Star Drive. Currently, a single family

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residence is located on proposed Lot 19A. Proposed Lot 19B is 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 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:

**Zoning:** The property is currently zoned Suburban Residential District by Pennington County which requires a minimum lot size of 40,000 square feet for on-site water and wastewater. The proposed lots meet the minimum lot size of the Suburban Residential District with on-site utilities.

**Moon Meadows Drive:** Moon Meadows Drive is located along the north lot line of the subject property and is classified as a principle 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 with a minimum 36 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Currently, Moon Meadows Drive is located in a 66 foot wide right-of-way with an approximate 24 foot wide paved surface.

Upon submittal of a Preliminary Plat application, road construction plans for Moon Meadows Drive be submitted for review and approval showing the street constructed with a minimum 36 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to show the dedication of 17 feet of additional right-of-way or a Variance to the Subdivision Regulations must be obtained.

The Street Design Criteria Manual states that access must be taken from the lesser traveled street, or in this case, North Star Road. As such, prior to submittal of a Preliminary Plat application, the plat document shall be revised to show a non-access easement along Moon Meadows Drive.

**North Star Road:** North Star Road is located along the east lot line of the property and 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, sidewalk, street light conduit, water and sewer. Currently, North Star Road is located within a 50 foot wide right-of-way and constructed with an approximate 18 foot to 19 foot asphalt chip seal surface.

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Upon submittal of a Preliminary Plat application, road construction plans for North Star Road must be submitted for review and approval showing the street 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 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 the existing home located on proposed Lot 19A is served by an on-site wastewater system consisting of a septic tank and drainfield. The applicant has indicated that a separate on-site wastewater system will serve the future home to be located on proposed Lot 19B. However, the Rapid City’s Master Utility Plan identifies the property located within “Tier One” which implies that the area is an anticipated near term development project in lieu of a long range development project. The Source Water Protection Study recommends the installation of dry sewer mains in accordance with the adopted City Standards within Tier One 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.

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 must be submitted for review and approval or a Variance to the Subdivision Regulations must 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 must be submitted for review and approval. In addition, dry sewer mains must be provided pursuant to the adopted Source Water Protection Study recommendation.

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: A well located on proposed Lot 19A currently provides water service to the residence located on the property. The applicant has indicated that a separate well will be drilled to provide water service to the future residence to be located on proposed Lot 19B. To date, the applicant has not submitted water data demonstrating that adequate water quantity for domestic and fire flows is being provided.

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. 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. If adequate fire flows cannot be provided, then the Fire Department staff has indicated that an approved residential fire

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sprinkler system must be provided in each new residential structure.

Grading and Drainage Plans: Upon submittal of a Preliminary Plat application, a grading and drainage plan must be submitted for review and approval if subdivision improvements are required or site grading is proposed.

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 an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual be submitted for review and approval if subdivision improvements are required.

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 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.