

STAFF REPORT
November 22, 2006

No. 06PL161 - Layout Plat

ITEM 9

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06PL161 - Layout Plat
EXISTING LEGAL DESCRIPTION	The north 389.4 feet of Tract C, located in the NW1/4 NE1/4, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 16 acres
LOCATION	Southeast of the intersection of Sunset Vista Road and Sheridan Lake Road
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	Low Density Residential District (Planned Residential Development)
East:	Park Forest District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/29/2006
REVIEWED BY	Travis Tegethoff / Emily Fisher

RECOMMENDATION:

Staff recommends that the Layout Plat be denied without prejudice at the applicant's request.

GENERAL COMMENTS: **This staff report has been revised as of November 15, 2006. All revised and/or added text is shown in bold print.** The applicant has submitted a Layout Plat to subdivide approximately 16 acres into three residential lots ranging in size from 3.3 acres to 9.2 acres. The applicant has also submitted a Variance to the Subdivision Regulations request in conjunction with the Layout Plat application. (See companion item #06SV065.)

The subject property is zoned Park Forest and is located east of Sheridan Lake Road and South of Sunset Vista Road. Currently, there are no structures on the property.

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

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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:

Site Plan: A structural site plan identifying the location of the existing accessory structures and existing utilities must be submitted for review and approval. As this is a requirement of a Layout Plat, staff is recommending that the site plan be submitted for review and approval prior to Layout Plat approval by the Planning Commission.

On October 30, 2006 the applicant stated that a topographic survey will be completed prior to submittal of a Preliminary Plat application and that the existing structures will be removed prior to Final Plat approval. As such, staff recommends that prior to Preliminary Plat approval by Planning Commission, a site plan shall be submitted for review and approval identifying the location of the existing accessory structures and existing utilities.

Sunset Vista Road: The Layout Plat identifies Sunset Vista Road extending east along the north lot line of the subject property. On July 7, 1997 (Plat #2437) an exception was granted to construct the portion of Sunset Vista Road to the west at a 15 percent grade in lieu of a maximum 12 percent grade as per the Street Design Criteria Manual. Staff noted that a Special Exception was requested for the portion of Sunset Vista Road that abuts the subject property to allow a street to exceed the maximum allowed street grade. The Special Exception was denied due to the terrain in the area the street will get minimal sunshine in the winter and there is potential for icing conditions on the street. The Fire Department was also opposed to the exception since it limits the ability for emergency vehicles to access the site. Staff has serious concerns with any increase in density of development due to the fact that the only point of access to the subject property exceeds the maximum allowable grades.

Sunset Vista Road 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. Staff also noted that a turnaround shall be constructed at the end of Sunset Vista Road that is in accordance with the Street Design Criteria Manual. Staff noted that there does not appear to be adequate right-of-way width along Sunset Vista Road to the west of the subject property to access the site. It also appears that a portion of Sunset Vista Road is located outside of the dedicated right-of-way. As such, staff is recommending that prior to Layout Plat approval by Planning Commission, right-of-way widths shall be verified demonstrating compliance with the minimum right-of-way widths from Sheridan Lake Road to the eastern property boundary of the subject property. Road construction plans demonstrating compliance with all minimum City Standards shall be submitted for review and approval as identified upon submittal of a

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Preliminary Plat application or a Variance to the Subdivision Regulations must be obtained. Staff is also recommending that prior to Planning Commission approval of the Layout Plat, topographic information shall be provided to show that the proposed roads will not exceed the Street Design Criteria Manual requirements or the applicant shall obtain an exception.

Staff noted that the applicant has appealed the denial of the Special Exception to allow a street with a street grade of 15% in excess of the maximum 12% grade allowed. The appeal of the denial of that request will be considered by the City Council on November 6, 2006.

On November 6, 2006 City Council denied without prejudice the Special Exception at the applicant's request. The applicant indicated that road construction plans for Sunset Vista will be supplied at Preliminary Plat, and an exception to the maximum street grade would be sought if needed at that time.

Section Line Highway: An unimproved section line highway is located along the north lot line of the subject property. On June 16, 2003 City Council approved a Vacation of Right-of-Way request (03VR003) for a portion of the section line highway with the stipulation that the vacated section line highway be maintained as a utility easement. Staff recommends that upon prior to Planning Commission approval of the Layout Plat, the vacated section line highway and existing utility easement be identified on the plat document.

On November 8, 2006 the applicant submitted a copy of the recorded document vacating a portion of the section line highway and dedicating a utility easement.

Access: Staff noted that the properties to the south and east do not appear to have access. Staff recommends that prior to Planning Commission approval of the Layout Plat, access to the south and east properties shall be identified.

On November 8, 2006 the applicant indicated that the property to the east will obtain access from Skyline Drive and the property to the south will obtain access from Sheridan Lake Road. However, it appears that a parcel of land to the east and a parcel of land to the south that would be land locked if access is not provided from the subject property. Staff recommends that prior to Planning Commission approval of the Layout Plat, access to the south and east properties shall be identified.

Fire Protection: The Fire Department staff noted that all applicable provisions of the International Fire Code shall be continually met. In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access or a Variance to the Subdivision Regulations shall be obtained. Staff is recommending that construction plans be submitted for review and approval as identified upon Preliminary Plat submittal.

Drainage: As part of the Preliminary Plat application, a drainage plan must be submitted for review and approval. The drainage plan must identify that any discharge meets pre-development flow rates or on-site detention must be provided and the design shall be in accordance with the Arrowhead Drainage Basin Plan. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval.

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Water: Staff noted that no information on the water system was submitted with the Layout Plat. As such, upon submittal of the Preliminary Plat, water system plans prepared by a Registered Professional engineer verifying the source and demonstrating that sufficient quantities for domestic and fire flows shall be submitted for review and approval. Staff also noted that due to the elevation of the property it does not appear that adequate water pressure is available to the proposed lots. Public Works staff noted that as per the CETEC Utility Master Plan Report dated April 25, 2006 for the area a booster station lot was identified as possibly being needed on the northwest corner of the subject property with a minimum 30 foot wide water easement being provided to the east property line to serve the proposed Broadmoor Reservoir. Staff recommends that upon submittal of a Preliminary Plat, the applicant coordinate with City staff on the possible location of the proposed booster station and associated utility easements.

Wastewater Disposal Systems: Staff noted that no information on the sanitary sewer information was submitted with the Layout Plat. As such, upon submittal of the Preliminary Plat, a sewer plan prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains, manholes and service lines shall be submitted for review and approval.

Lot Width: Section 16.12.190 (G) states for lots in residential districts having a width of not more than 150 feet, the lot length shall not be greater than twice the lot width. Staff noted that proposed Parcel 2 has a lot length greater than twice the lot width. Staff recommends that upon submittal of a Preliminary Plat, a revised plat document shall be submitted for review and approval addressing the issues as identified or a Variance to the Subdivision Regulations shall be obtained.

This item was continued to the November 9, 2006 Planning Commission meeting to allow the applicant to submit the required information. **This item was continued to the November 22, 2006 Planning Commission meeting to allow the applicant to submit the required information. On November 15, 2006 the applicant requested that the Layout Plat be denied without prejudice.**