

STAFF REPORT

April 25, 2002

---

**No. 02PL035 - Layout Plat**

**ITEM 18**

---

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering Co. for Dean Kelly Construction
REQUEST	<b>No. 02PL035 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 3 of Block 15 of Canyon Lake Heights Subdivision and a portion of the SE1/4 of the SE1/4 of Section 8 located in the SE1/4 of the SE1/4 of Section 8 and the SW1/4 of the SW1/4 of Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A, B, C, & D of Lot 3 of Block 15, Canyon Lake Heights Subdivision, located in the SE1/4 of the SE1/4 of Section 8 and the SW1/4 of the SW1/4 of Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.246 acres
LOCATION	South of the intersection of Cliff Drive and Miracle Place
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Park Forest District w/Planned Residential Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/26/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Upon submittal of a Preliminary Plat, topographic information and a grading plan shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat, a drainage plan shall be submitted for review and approval. In addition, the plat shall be revised to show drainage easements as needed;

## STAFF REPORT

April 25, 2002

---

**No. 02PL035 - Layout Plat**

**ITEM 18**

---

3. Upon submittal of the Preliminary Plat, 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;
4. Upon submittal of the Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval;
5. Upon submittal of the Preliminary Plat, the plat shall be revised to show the proposed access and utility easement with a minimum 45 foot wide right-of-way;
6. Upon submittal of the Preliminary Plat, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. In particular, complete street design plans shall be submitted showing the location of utilities, storm drainage, curb and gutter and sidewalk improvements for Cliff Drive, Miracle Place and the proposed access and utility easement;
7. Prior to Preliminary Plat approval by the City Council, the plat shall be revised to show a non-access easement along Cliff Drive;

Fire Department Recommendations:

8. Upon submittal of the Preliminary Plat, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval;
9. Prior to Preliminary Plat approval by the City Council, the application shall submit a Wild Fire Mitigation Plan to the Fire Department for review and approval;
10. Upon submittal of the Preliminary Plat, the plat shall be revised to provide an emergency turnaround at the western terminus of the proposed 40 foot wide access and utility easement;
11. Upon submittal of the Preliminary Plat, the proposed access and utility easement must be revised to align with Miracle Place;

Emergency Services Communication Center Recommendation:

12. Prior to Final Plat approval by the City Council, a road name change shall be approved to change the road name of "Miracle Place". The proposed road name shall be reviewed and approved by the Emergency Services Communication Center and, subsequently, approved by the City Council;

Urban Planning Division Recommendations:

13. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
14. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide two parcels into four lots. The lots range in size from .485 acres to .70 acres. The property is located in the southwest corner of the Miracle Place/Cliff Drive intersection. Currently, a single family residence is located on the subject property.

# STAFF REPORT

April 25, 2002

---

**No. 02PL035 - Layout Plat**

**ITEM 18**

---

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 that is provided. All specific details of the subdivision may not be addressed 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 City 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:

**Drainage Plan:** The Engineering Division has indicated that a drainage plan must be submitted for review and approval. In particular, downstream impacts from the increased flows of the proposed development must be addressed. In addition, the drainage plan must identify on-site storm water management and drainage improvements along Miracle Place. The Engineering Division has also indicated that the plat must be revised to show drainage easements as needed. Staff is recommending that the drainage plan be submitted for review and approval upon Preliminary Plat submittal and that the plat be revised to show the drainage easements as needed.

**Fire Department:** The Fire Department has indicated that the property is located in a moderate to high Wild Fire Hazard Area. As such, the Fire Department has indicated that the applicant must work with the Fire Department to design and implement a Fire Mitigation Plan prior to City Council approval of the Final Plat.

**Water Plans:** City water is currently located approximately 1/4<sup>th</sup> mile northeast of the subject property. Due to the proposed increase in density and the existing fire hazards within this area, the Engineering Division and the Fire Department has indicated that City water must be extended to the site as a part of this plat. Staff is recommending that the applicant review the options of an assessment district in order to share the cost of the water line extension with other properties that will abut the water extension line and, subsequently, benefit from its extension. Staff is recommending that water plans prepared by a Registered Professional Engineer showing the extension of the water line be submitted for review and approval upon Preliminary Plat submittal.

**Sewer Plans:** The Engineering Division has indicated that sewer plans, prepared by a Registered Professional Engineer, must be submitted for review and approval. In particular, the sewer plans must identify the location of existing sewer mains and proposed service lines. In addition, the plan and profile for the sewer main extension to Lot A must be submitted for review. If the sewer main is to be located in the proposed 40 foot wide access and utility easement, than a Variance to the Subdivision Regulations must be obtained. Staff is recommending that the sewer plans be submitted as identified upon Preliminary Plat submittal.

## STAFF REPORT

April 25, 2002

---

**No. 02PL035 - Layout Plat**

**ITEM 18**

---

Street Improvements: Cliff Drive is located along the east lot line of the subject property and Miracle Place is located along the north lot line. In addition, the plat identifies a 40 foot wide access and utility easement to serve as access to proposed Lots A and B. The proposed 40 foot wide access easement is classified as a lane/place road and must be constructed with a minimum 45 foot wide easement and a 20 foot wide paved surface. Upon submittal of the Preliminary Plat, road construction plans in compliance with the Street Design Criteria Manual must be submitted for review and approval. In addition, the Engineering Division has indicated that Cliff Drive must be resurfaced as necessary for the required utility cuts across the roadway.

The Subdivision Regulations state that access must be taken from the lesser order street. As such, the plat must be revised to show a non-access easement along Cliff Drive. Staff is recommending that the plat be revised accordingly prior to Preliminary Plat approval.

The Fire Department has indicated that the plat must be revised to provide an emergency turnaround to accommodate fire apparatus at the end of the proposed access and utility easement. In addition, the proposed access and utility easement must be extended to the east along the north lot line of proposed Lot C to align with Miracle Place. Realigning the easement as identified improves the radius of curve at the intersection of Miracle Place and the proposed easement. Upon Preliminary Plat submittal, the plat must be revised accordingly and the road construction plans must identify the emergency turnaround.

Road Name: The Emergency Services Communication Center has indicated that a road located off Sheridan Lake Road near the Countryside South Subdivision is already named Miracle Place. To date, several homes are currently addressed off the roadway. The Emergency Services Communication Center has also indicated that no homes are currently addressed off Miracle Place as it abuts the subject property. As such, prior to Final Plat approval, a road name change must be approved for Miracle Place. The Emergency Services Communication Center has indicated that alternate road names for the street must be submitted for review and approval.

Staff believes that the proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the states stipulations.