

STAFF REPORT
April 23, 2009

No. 09PL015 - Layout Plat

ITEM 9

GENERAL INFORMATION:

APPLICANT	Tim Engesser
AGENT	Doug Sperlich for Sperlich Consulting, Inc.
PROPERTY OWNER	Tim Engesser
REQUEST	No. 09PL015 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lots 1 and 2 of Engesser Subdivision, located in the E1/2 SE1/4 of Section 24, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1R, 2R and Lots 3 thru 6 of Engesser Subdivision, located in the E1/2 SE1/4 of Section 24, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 19.305 acres
LOCATION	Southwest of the intersection of Dunn Road and Radar Hill Road
EXISTING ZONING	Limited Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	Limited Agriculture District (Pennington County)
East:	Low Density Residential District (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	Private water and sewer
DATE OF APPLICATION	3/13/2009
REVIEWED BY	Travis Tegethoff / Ted Johnson

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by Planning Commission, a revised plat document addressing the outstanding balance of Lot 1 of Engesser Subdivision shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by City Council, a drainage and grading plan must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to provide drainage easements as necessary;

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3. Prior to Preliminary Plat approval by City Council, water system plans prepared by a Registered Professional Engineer verifying the source and demonstrating that sufficient quantities for domestic and fire flows be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained;
4. Prior to Preliminary Plat approval by City Council, 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 or a Variance to the Subdivision Regulations must be obtained;
5. Prior to Preliminary Plat approval by the City Council, plans for Radar Hill Road shall be submitted showing Radar Hill Road constructed with a minimum 36 feet wide paved surface, curb, gutter, street light conduit, sidewalk, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
6. Prior to Preliminary Plat approval by the City Council, plans for Dunn Road must be submitted showing Dunn Road constructed with a minimum 40 feet wide paved surface, curb, gutter, street light conduit, sidewalk, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
7. Prior to Preliminary Plat approval by the City Council, a cost estimate for the subdivision improvements shall be submitted for review and approval;
8. Prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval;
9. Upon submittal of a Final Plat application, surety shall be posted and subdivision inspection fees be paid as required;
10. Prior to Final Plat approval, portions of the property shall be rezoned or the lots shall be reconfigured to meet the minimum lot size requirements of the General Agricultural District or a Lot Size Variance shall be obtained; and,
11. Prior to the City's acceptance of the public improvements, a warranty surety be submitted for review and approval as required.

GENERAL COMMENTS: (Update, April 14, 2009. All revised and/or added text is shown in bold print.) This item was continued to the April 23, 2009 Planning Commission meeting. However, the Layout Plat can be approved with the above noted stipulations.

The applicant has submitted a Layout Plat to subdivide two parcels of land into six lots ranging in size from 3.00 acres to 3.54 acres. The property is located southwest of the intersection of Dunn Road and Radar Hill Road. The property is currently zoned General Agricultural District in Pennington County.

On November 11, 2008, City Council approved a Preliminary Plat (#08PL038) for the property with the following stipulations:

1. Prior to Preliminary Plat approval by the Planning Commission, a master plan for the entire property shall be submitted for review and approval. In particular the master plan must identify efficient circulation of traffic, adequate access to adjoining properties, proper handling of storm water flows, and extension of public utilities;
2. Prior to Preliminary Plat approval by City Council, a drainage and grading plan must be submitted for review and approval or a Variance to the Subdivision Regulations must be

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- obtained. In addition, the plat document must be revised to provide drainage easements as necessary;
3. Prior to Preliminary Plat approval by City Council, water system plans prepared by a Registered Professional Engineer verifying the source and demonstrating that sufficient quantities for domestic and fire flows be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained;
 4. Prior to Preliminary Plat approval by City Council, 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 or a Variance to the Subdivision Regulations must be obtained;
 5. Prior to Preliminary Plat approval by the City Council, the applicant shall revise the plat document dedicating an additional 17 feet of right-of-way along the west side of Radar Hill Road;
 6. Prior to Preliminary Plat approval by the City Council, the applicant shall revise the plat document dedicating an additional 6 feet of right-of-way along the south side of Dunn Road;
 7. Prior to Preliminary Plat approval by the City Council, plans for Radar Hill Road shall be submitted showing Radar Hill Road constructed with a minimum 36 feet wide paved surface, curb, gutter, street light conduit, sidewalk, water and sewer or a Variance to the Subdivision Regulations shall be obtained. In addition, a non-access easement shall be identified along the eastern lot line of proposed Lot 2;
 8. Prior to Preliminary Plat approval by the City Council, plans for Dunn Road must be submitted showing Dunn Road constructed with a minimum 40 feet wide paved surface, curb, gutter, street light conduit, sidewalk, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 9. Prior to Preliminary Plat approval by the City Council, a cost estimate for the subdivision improvements shall be submitted for review and approval;
 10. Prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval;
 11. Upon submittal of a Final Plat application, surety shall be posted and subdivision inspection fees be paid as required;
 12. Prior to Final Plat approval, portions of the property shall be rezoned or the lots shall be reconfigured to meet the minimum lot size requirements of the General Agricultural District or a Lot Size Variance shall be obtained; and,
 13. Prior to the City's acceptance of the public improvements, a warranty surety be submitted for review and approval as required.

On December 10, 2008 a Final Plat (#08PL160) was approved and Recorded at the Pennington County Register of Deeds office for 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 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

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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 General Agricultural District in Pennington County which requires a minimum lot size of ten acres. The applicant should be aware that prior to Final Plat approval, the property would have to be rezoned or the lots would have to be reconfigured to meet the minimum lot size requirements of the General Agricultural District or a Lot Size Variance would have to be obtained.

Platting: Staff noted that the southwest portion of the property was previously platted as part of Lot 1 of Engesser Subdivision. As such, staff recommends that prior to Preliminary Plat approval by Planning Commission a revised plat document shall be submitted for review and approval addressing the outstanding balance of the property.

Drainage: As part of the Preliminary Plat application, a grading plan for all improved areas must be submitted for review and approval. In addition, a drainage plan must be submitted for review and approval. In particular, the drainage plan must be designed in compliance with the Drainage Criteria Manual. The drainage plan must also demonstrate that the design flows do not exceed pre-developed flows or on-site detention must be provided. If on-site detention is required, then design calculations and details for the detention must be submitted for review and approval. Staff is recommending that prior to City Council approval of a Preliminary Plat application, a drainage and grading plan must be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as necessary.

Water Systems: Staff noted that no information on the water system was submitted with the Layout Plat. In addition, Public Works staff has indicated that Dunn Road is the proposed location of a 16 inch water main for a future high/low pressure zone. As such, staff is recommending that prior to City Council approval of a Preliminary Plat application, water system plans prepared by a Registered Professional Engineer verifying the source and demonstrating that sufficient quantities for domestic and fire flows be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Wastewater Disposal Systems: Staff noted that no information on the sanitary sewer system was submitted with the Layout Plat. As such, staff is recommending that prior to City Council approval of a Preliminary Plat application, 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. If individual on-site waste water treatment systems are proposed, the applicant must submit the depth of the soil, type of soil, location and capacity of all septic tanks proposed, location and results of the percolation tests, demonstrating that the soils are suitable for on-site wastewater treatment systems must be submitted for review and approval.

Radar Hill Road: Radar Hill Road is located along the eastern lot line of the proposed

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subdivision. Radar Hill Road is identified as a future arterial street on the Major Street Plan requiring a minimum 100 feet of right-of-way. The developer is responsible for constructing an arterial street to a collector street standard. Any expansion of the road beyond a collector street standard is considered over sizing and is not the developer's responsibility. Currently, Radar Hill Road is located in an 83 feet wide right-of-way with a paved surface. There is no curb, gutter, street light conduit, water, sewer or sidewalks currently constructed in Radar Hill Road. As such, staff recommends that prior to Preliminary Plat approval by the City Council, plans for Radar Hill Road must be submitted showing Radar Hill Road constructed with a minimum 36 feet wide paved surface, curb, gutter, street light conduit, sidewalk, water and sewer or a Variance to the Subdivision Regulations must be obtained.

Dunn Road: Dunn Road is located along the northern lot line of proposed subdivision. Dunn Road is identified on the City's Major Street Plan as a future collector street requiring that it be located in a minimum 72 feet wide right-of-way and constructed with a minimum 40 feet wide paved surface with parking on both sides of the street, curb, gutter, sidewalk, street light conduit and water. There is no curb, gutter, street light conduit, water, sewer or sidewalks currently constructed in Dunn Road. As such, staff recommends that prior to Preliminary Plat approval by the City Council, plans for Dunn Road must be submitted showing Dunn Road constructed with a minimum 40 feet wide paved surface, curb, gutter, street light conduit, sidewalk, water and sewer or a Variance to the Subdivision Regulations must be obtained.

Stormwater Management Plan: The City Council has 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 is recommending that prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual be submitted for review and approval.

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. As such, staff is recommending that upon submittal of a Final Plat application, surety 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 addition, 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. As such, staff is recommending that prior to the City's acceptance of the public improvements, a warranty surety be submitted for review and approval as required.