

STAFF REPORT
May 26, 2005

No. 05PL073 - Layout Plat

ITEM 15

GENERAL INFORMATION:

PETITIONER	Mike Jankard
REQUEST	No. 05PL073 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot 5, Hidden Springs Ranchettes, Section 6, T1N, R9E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 5A and 5B, Hidden Springs Ranchettes, Section 6, T1N, R9E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.6 acres
LOCATION	22925 Hidden Springs Road
EXISTING ZONING	Limited Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	Limited Agriculture District (Pennington County)
South:	Limited Agriculture District (Pennington County)
East:	General Agriculture District (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	Box Elder water and private wastewater
DATE OF APPLICATION	4/18/2005
REVIEWED BY	Vicki L. Fisher/Michelle Horkey

RECOMMENDATION:

Staff recommends that the Layout Plat be approved with stipulations:

1. 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 percolation information demonstrating that the soils are suitable for on-site wastewater systems shall be submitted for review and approval;
2. 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. In addition, the applicant shall submit documentation from Box Elder indicating concurrence with providing service to a second lot. The plat document shall also be revised to show utility easement(s) as needed;
3. Upon submittal of a Preliminary Plat application, road construction plans for Radar Hill

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- Road shall be submitted for review and approval. In particular, the road construction plans shall show Radar Hill Road constructed with a minimum 40 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
4. Upon submittal of a Preliminary Plat application, road construction plans for Hidden Springs Road shall be submitted for review and approval. In particular, the road construction plans shall show Hidden Springs Road constructed with a minimum 27 foot wide paved surface, curb, gutter, 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 plat document shall be revised to show both lots accessed via Hidden Springs Road or an Exception to the Street Design Criteria Manual shall be obtained to allow access from Radar Hill Road which is not the lesser order street;
 6. Upon submittal of a Preliminary Plat, the plat document shall be revised to show a non-access easement along Radar Hill Road and Hidden Springs Road except for approved approach location(s);
 7. Upon submittal of a Preliminary Plat application, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall address the impact of the additional run-off to be generated due to the increase in density, including any downstream detention;
 8. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 9. Prior to Preliminary Plat approval by the City Council, the property shall be rezoned to allow the proposed lot sizes or a lot size Variance shall be obtained for the Limited Agriculture District;
 10. The International Fire Code shall be continually met;
 11. Upon submittal of a Final Plat application, a note shall be placed on the plat indicating that at the time a Building Permit is applied for, a reserve drainfield area will be identified and held in reserve unless a public sewer system is provided; and,
 12. 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.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide a ten acre parcel into two lots approximately sized 6.6 acres and three acres, respectively. Hidden Springs Road is located along the east lot line and Radar Hill Road is located along the west lot line. Currently, a mobile home, a detached garage and a shed are located on the proposed three acre lot. In addition, a shed is located on the proposed 6.6 acre lot.

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

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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 located outside of the City limits within Pennington County and is currently zoned Limited Agriculture District. The Limited Agriculture District requires a minimum lot size of ten acres. In addition, Rapid City has adopted the Airport Neighborhood Future Land Use Plan which identifies the appropriate use of the property as a Planned Residential Development with a maximum density of one dwelling unit per ten acres. As previously indicated, the Layout Plat identifies that the proposed lots will be approximate three acres and 6.6 acres, respectively. Prior to City Council approval of the Preliminary Plat, the property must be rezoned to allow the proposed lot sizes or a lot size Variance must be obtained for the Limited Agriculture District.

Comprehensive Plan/Air Installation Compatibility Use Zone: As noted above, the Airport Neighborhood Area Future Land Use Plan identifies the appropriate use of the property as a Planned Residential Development with a maximum density of one dwelling unit per ten acres. Staff also noted that the subject property is not located in either the Rapid City Regional Airport or the Ellsworth Air Force Base Air Installation Compatibility Use Zone.

Hidden Springs Road: Hidden Springs Road is located along the east lot line of the subject property and is classified as a sub-collector street requiring that it be located in a minimum 52 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Currently, Hidden Springs Road is located in a 66 foot wide right-of-way with a 20 foot wide paved surface. Staff is recommending that upon submittal of a Preliminary Plat application, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Radar Hill Road: Radar Hill Road is located along the west lot line of the subject property and is classified as a principal arterial street on the City's Major Street Plan requiring that it be located in a minimum 100 foot wide right-of-way with a minimum 40 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Currently, Radar Hill Road is located in a 90 foot wide right-of-way with a 40 foot wide paved surface. Staff is recommending that upon submittal of a Preliminary Plat application, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

The Layout Plat identifies Hidden Springs Road serving as access to the proposed three acre lot and Radar Hill Road serving as access to the proposed 6.6 acre lot. However, the Street Design Criteria Manual states that access must be taken from the lesser order street or, in this case, Hidden Springs Road. As such, staff is recommending that upon submittal of a Preliminary Plat application, the plat document be revised to show both lots accessed via Hidden Springs Road or an Exception to the Street Design Criteria Manual must be obtained.

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Wastewater: The applicant has indicated that a private wastewater system currently serves the subject property. In addition, the applicant has indicated that the second proposed lot will be served on a future on-site wastewater system. As such, staff is recommending that percolation information prepared by a Professional Engineer be submitted for review and approval upon submittal of a Preliminary Plat application as required by Ordinance.

The Pennington County Planning Department has indicated that a note must be placed on the plat document stating that "An alternate drainfield area shall be identified upon submittal of a building permit". Staff is recommending that the plat document be revised as identified prior to submittal of a Final Plat application.

Water: The applicant has indicated that Box Elder currently provides a community water service to the subject property. Staff is recommending that upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the applicant must submit documentation from Box Elder indicating concurrence with providing service to a second lot. The plat document must also be revised to show utility easement(s) as needed.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the International Fire Code. In addition, fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the International Fire Code be continually met.

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