

# STAFF REPORT

June 8, 2000

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**PLAT #00PL049 - Preliminary and Final Plat**

**ITEM 16**

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GENERAL INFORMATION:

PETITIONER	Robert Schmitz
REQUEST	<b>PLAT #00PL049 - Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Lot 2 of Barbara Subdivision, Section 23, T2N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.433 Acres
LOCATION	8970 Nemo Road
EXISTING ZONING	General Agriculture District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	General Agriculture District (County)
East:	General Agriculture District (County)
West:	Low Density Residential (County)
PUBLIC UTILITIES	Private Sewer and Water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be approved with the following stipulations:

Emergency Services Communication Center Recommendation:

1. Prior to Final Plat approval by the City Council, a road name shall be submitted to the Emergency Services Communication Center for review and approval. The approved road name shall then be shown on the plat;

Urban Planning Division Recommendations:

2. Prior to Final Plat approval by the City Council, the plat shall be revised identifying the access easement as a "forty foot wide access easement"; and,
3. Prior to Final Plat approval by the City Council, the proposed rezoning shall become effective.

GENERAL COMMENTS: The property is currently a 70 acre unplatted parcel. The applicant has submitted a Preliminary Plat and a Final Plat proposing to create a 3.433 acre lot, leaving the remaining 67.567 acres as an unplatted balance.

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On March 6, 2000, a Layout Plat was approved to subdivide the property as identified on the Preliminary and Final Plat. A condition of Layout Plat approval required that complete engineering plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code be submitted for review and approval. On May 1, a Subdivision Regulations Variance request was approved to waive the requirement for all street improvements, paving, curb, gutter, sidewalks, dry sewer and water lines.

Currently, a manufactured home and a garage are located on the property. The applicant has indicated that the property is being platted in order to secure financing to replace the manufactured home with a stick built home.

STAFF REVIEW: Staff has reviewed the Preliminary and Final Plat and has noted the following considerations:

Zoning: The 70 acre parcel is located in Pennington County outside of the Rapid City Incorporated City Limits but within the City's three mile platting jurisdiction. The Pennington County Planning Department has identified that the property is currently zoned General Agriculture District requiring a minimum 40 acre lot size. The applicant has submitted a rezoning request through the Pennington County Planning Department to rezone the property from General Agriculture District to Low Density Residential District. The proposed lot meets the minimum lot size requirement of three (3) acres in the Low Density Residential Zoning District. Prior to approval of a Final Plat, the proposed rezoning must be effective.

Access: A twelve foot wide graveled road within a forty foot wide access easement serves as legal access to the property. As previously indicated, a Subdivision Regulations Variance was obtained waiving all road improvement requirements. The Emergency Services Communication Center has indicated that prior to City Council approval, a road name for the access easement must be submitted for review and approval. In addition, the plat must be revised identifying the access easement as a "forty foot wide access easement".

Water and Wastewater: The property is currently served by a cistern and an on-site wastewater system. The Pennington County Environmental Technician has indicated that the proposed lot meets the minimum lot size requirement of one acre to allow for an on-site water and wastewater system. Any future construction on the property, including replacing the modular home with a stick built home, may require that additional information be submitted to the Pennington County Environmental Technician to insure that the existing on-site water and wastewater systems are of adequate size and design to comply with the South Dakota Department of Environment and Natural Resources minimum requirements.

The Engineering Division has indicated that a minimum distance of fifty feet must be maintained between the cistern and the septic tank and that a minimum distance of 100 feet must be maintained between the cistern and the drainfield. The applicant has indicated that there is a distance of 75 feet between the cistern and septic tank and a distance of 100 feet

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between the cistern and the drainfield. This meets the minimum distance requirements specified by the South Dakota Department of Environment and Natural Resources.