

STAFF REPORT

February 24, 2000

PLAT #00PL010 - Preliminary Plat

GENERAL INFORMATION:

PETITIONER	Davis Engineering for Doty Volunteer Fire Department
REQUEST	PLAT #00PL010 - Preliminary Plat
LEGAL DESCRIPTION	Lot 1 of Fire House Subdivision, formerly: unplatted all located in: SE1/4 SW1/4 of Section 23, T2N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.1 Acres
LOCATION	Approximately three miles from City Limits on Nemo Road near the Doty School site
EXISTING ZONING	General Agriculture (County)
SURROUNDING ZONING	
North:	General Agriculture (County)
South:	General Agriculture (County)
East:	General Agriculture (County)
West:	General Agriculture (County)
PUBLIC UTILITIES	None
REPORT BY	Trish Anderson

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

Engineering Division Recommendations:

1. That prior to Final Plat approval, the access easement shall be constructed to City standards including pavement, curb and gutter, and sidewalks or a subdivision variance waiving these requirements be approved;
2. That prior to Preliminary Plat approval by the City Council, construction plans in compliance with City Standards and the Street Design Criteria Manual for the improvement of the access easement shall be submitted for review and approval;
3. That prior to Preliminary Plat approval by the City Council, soils and septic information shall be submitted for review and approval for the proposed new lot to demonstrate the suitability for on-site wastewater disposal systems, or a variance shall be obtained;
4. That prior to Preliminary Plat approval by the City Council, information shall be provided on the water source;

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5. That prior to Preliminary Plat approval by the City Council, a drainage plan shall be provided showing the limits of any major drainage easement;
6. That prior to Final Plat approval by the City Council, an additional seventeen feet of right-of-way shall be dedicated for Nemo Road;
7. That prior to Preliminary Plat approval by the City Council, a non-access easement shall be provided along Nemo Road except for the approved approach location;
8. That prior to Preliminary Plat approval by the City Council, an additional nine feet of right-of-way shall be provided for the access easement so that the easement is forty-nine feet wide;
9. That prior to approval of the Preliminary Plat, topographical information sufficient to identify any major drainage through the site shall be submitted for review and approval;
10. That prior to approval of the Preliminary Plat, any required drainage easements shall be shown on the plat;

Rural Planning Division Recommendations:

11. That prior to Final Plat approval by the City Council, the proposed Lot 1 shall be rezoned through Pennington County;

Urban Planning Division Recommendations:

12. That prior to approval of the Preliminary Plat, a master plan for the entire 157 acre parcel shall be submitted for review and approval; and,
13. That prior to Final Plat approval by City Council, surety shall be posted for any subdivision improvements that have not been completed and the subdivision inspection fee shall be paid.

GENERAL COMMENTS: The applicant is requesting approval of a Preliminary Plat for a seven (7) acre lot. The lot is being platted out of 157.67 acre parcel that is located approximately three miles west of Rapid City on Nemo Road. The lot will be the future site of the Doty Voluntary Fire Station. The existing Doty Voluntary Fire Station is located east of the subject property. A Layout Plat for this property was approved in July of 1998. The applicant is seeking a subdivision variance for the installation of curb, gutter, paving, and sidewalks on Nemo Road and the proposed access road. They are seeking an additional variance to waive the requirement for on-site soils and septic testing and to the dry sewer requirements.

STAFF REVIEW: Staff has reviewed the request and has noted the following considerations:

Access and Road Improvements: The proposed Lot 1 is currently accessed from Nemo Road by a gravel access. Nemo Road is a paved rural section road. Pennington County is in the process of reconstructing Nemo Road.

The Subdivision Regulations require that the road system adjacent to the subject property should be developed when the property is subdivided. This requirement is to ensure orderly development throughout the community. In this case, as this parcel is subdivided, the street

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network adjacent to the lot will need to be constructed to City standards. The access easement provides access to the remaining one hundred fifty (150) acres of land which could be developed in the future. The applicant has proposed that the construction of the access easement be a gravel road and the standards be handled through Conditional Use Permit or a Planned Unit Development through Pennington County. That type of approval would not provide surety that street would be built to City Standards. A Subdivision Variance would need to be approved waiving the paving, curb, gutter, and sidewalk requirement or the improvements will need to be completed or bonding provided.

The issue of rural road improvements was addressed extensively in 1994. The Rural Road Committee was appointed to review the City's paving policy in rural areas. The Committee recommended that the City work with the County on a bill for legislative consideration to establish road districts allowing the establishment of assessment districts for road improvements. Because the bill was not passed by the Legislature, the only option available to the developer for road improvements outside the City Limits is to build the improvements. The recommendation of the Rural Road Committee, accepted by the City Council, requires the land owner to pave the adjacent right-of-way outside the City Limits even though there is a discontinuous segment of improved roads. This protects the Rapid City taxpayers from being required to pay for those improvements in later years and avoids problems and safety hazards associated with substandard roads that have been experienced in part of Rapid Valley. As the subject property is located outside the Rapid City Corporate Limits, the improvements cannot be secured with a Waiver of Right to Protest a future assessment project. The City of Rapid City has only granted Subdivision Variances to the paving and road improvement standards when there is no increase in the density of dwelling units resulting from the Subdivision.

Additionally, the Engineering Division is requesting that an additional nine feet of right-of-way along the access be dedicated. If the access is developed into a road in the future, it would be classified as a lane/place road. The minimum right-of-way for a lane/place road, according to the Street Design Criteria Manual is forty-nine feet.

Nemo Road Right-of-Way: Nemo Road is identified as an arterial roadway on the Major Street Plan. City Engineering staff has requested that an additional seventeen feet of right-of-way be dedicated for Nemo Road prior to approval of the Preliminary Plat. Currently, there is only 66 feet of right-of-way for Nemo Road, 33 feet on each side. The Street Design Criteria Manual requires that the minimum right-of-way width for an arterial road is 100 feet. The addition of 17 feet on the west side of the road will bring the right-of-way to 50 feet on the west side of Nemo Road. As property is platted on the east side of Nemo Road, additional right-of-way will have to be acquired to meet the 100 foot standard. The City's requirement for right-of-way is adequate to accommodate Pennington County proposed redesign for Nemo Road.

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Soil Analysis and Septic Information: This property is located beyond any central sewer system and therefore wastewater disposal for the Doty Fire Department would be provided by an on-site septic tank and drainfield. Engineering Staff has therefore requested that soils and septic information be submitted with the Preliminary Plat and approved for the proposed lot to demonstrate the compatibility of on-site wastewater disposal system.

Master Plan: The applicant is proposed to create a seven acre lot out of a larger 157 acre parcel. With the improvements scheduled for Nemo Road, this part of the community is likely to experience quite a bit of growth. Staff is recommending that a Master Plan as required by the City's Subdivision Regulations be submitted prior to approval of the Preliminary Plat.