

STAFF REPORT

September 21, 2000

PLAT #00PL087 - Preliminary and Final Plat

ITEM 11

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	PLAT #00PL087 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 1 of Shooting Star Subdivision, located in the unplatted portion of the SE1/4 SW1/4 of Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.76 Acres
LOCATION	At the western terminus of Shooting Star Road
EXISTING ZONING	Suburban Residential
SURROUNDING ZONING	
North:	Low Density Residential-I District (City)
South:	SRD -County
East:	Low Density Residential-I District (City)
West:	SRD - County
PUBLIC UTILITIES	To Be Extended
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be continued to the October 26, 2000 Planning Commission meeting to allow the petitioner to submit a petition for annexation and other required information. In order to be considered at the October 26, 2000 Planning Commission meeting, all information including the petition for annexation must be received by September 29, 2000.

GENERAL COMMENTS: This plat has been submitted to plat one 2.76 acre residential lot located at the southwest corner of Wildwood Subdivision. The subject property is located in Rapid City's three-mile platting jurisdiction but is adjacent to the City limits on two sides. Access to the lot will be provided via the section line right-of-way located along the south border of the property. There is currently a gravel roadway constructed within this section line that serves property to the west of the subject property. This section line roadway connects with Wildwood Drive approximately one-quarter of a mile east of the subject property. The petitioner has submitted a Subdivision Variance request to waive improvement requirements for this roadway (see related request).

The property is being acquired and platted for two reasons. First, to allow an easement for the extension of city water main to the proposed Red Rock development located further to the

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southwest of the subject property. Secondly, once this lot is platted it can be resold and developed.

STAFF REVIEW: Staff has reviewed this proposed plat and has noted several issues that must be addressed by the petitioner. The most significant of these issues and the reason that Staff is recommending that this request be continued is that the property is adjacent to the City limits and therefore must be annexed into the City. It is the adopted policy of the City to require annexation anytime property is platted adjacent to the City limits. Because the property has not yet been platted, the petitioner's engineer will need to prepare a metes and bounds description describing the property to be annexed. This metes and bounds must be accompanied by an application and a petition for annexation signed by the land owners.

Other issues identified by Staff which need to be addressed by the petitioner include:

Topographic Information/Drainage Easements: The Engineering Division has noted that the petitioner must provide topographic information sufficient to determine what drainage easements will be needed on proposed Lot 1. Furthermore, drainage calculations must be submitted to justify the width of the major drainage easements.

Water Main Easement: As noted, one of the reasons for this plat is to allow a route for city water to be extended to the proposed Red Rock development further to the southwest. Therefore, the plat must be revised to reflect a twenty foot wide utility easement along the western lot line of proposed Lot 1 to accommodate this water line.

Improvements to Section Line Right-of-Way: As discussed, access to this lot will be provided via the section line right-of-way. Currently a gravel roadway is constructed within this section line. The platting of this one lot triggers the requirement for the portion of this section line right-of-way to be built to City standards including: pavement, curb and gutter, sidewalks, dry sewer, and street lights. The petitioner has requested a Subdivision Variance to waive these requirements. Staff is currently recommending that this Subdivision Variance be continued to that it can be considered at the same time as the plat and the annexation. However, Staff will be recommending denial of the subdivision variance as it relates to the improvements. This is because a preferable alternative is to have the property owner enter into a Waiver of Right to Protest Agreement with the City for these improvements. This option is commonly used for such improvements when they are discontinuous to other such road improvements. Once the property is annexed, this waiver agreement becomes a good alternative to the Subdivision Variance.

Master Plan: The subject property is part of a much larger 108 acre parcel of largely undeveloped property. Although not a requirement at this time, any further platting of this larger tract of land will require the submittal of a master plan showing general lot layouts and road connections.

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Access: As noted, the access to this proposed lot is provided via a gravel roadway constructed within the section line right-of-way. This gravel roadway at its eastern end makes a slight turn north and then connects with Wildwood Drive. The northerly bend of the roadway crosses private property. The petitioner needs to submit evidence showing that there is an easement in place and who can use the easement.

On-Site Wastewater Information: The petitioner must submit documentation supporting the suitability of this lot for an on-site wastewater disposal system.

Staff is recommending that this Preliminary and Final Plat be continued to allow the petitioner to submit the required annexation petition and to address the issues previously identified.