

STAFF REPORT

September 21, 2000

PLAT #00PL091 - Preliminary and Final Plat

ITEM 18

GENERAL INFORMATION:

PETITIONER	Robert and Betty Reznicek
REQUEST	PLAT #00PL091 - Preliminary and Final Plat
LEGAL DESCRIPTION	Tract 2 of Stone Cabin Subdivision (formerly a portion of the Balance of Lot A of Government Lot 5) located in Government Lot 5 of Section 2, T1N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.001 Acres
LOCATION	Approximately 1.5 miles west of the intersection of Nemo Road and Schroeder Road on the south side of Schroeder Road
EXISTING ZONING	General Agriculture District (County)
SURROUNDING ZONING	
North:	Low Density Residential District (County)
South:	General Agriculture District (County)
East:	General Agriculture District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	Proposed Septic System Private Well
REPORT BY	Bill Lass

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

Pennington County Highway Recommendations:

1. Prior to City Council approval of the Final Plat, the standard language shall be added to the plat stating that the major drainage easement shall be kept free of all obstructions.

GENERAL COMMENTS: The petitioner has submitted this Preliminary and Final Plat request to plat one single-family residential lot out of an existing 11.5 acre unplatted tract of land. The subject property is currently undeveloped. The petitioner wishes to plat a three acre lot out of the 11.5 acre parcel thereby leaving the remaining 9.5 acres as an unplatted balance. The subject property is located near the end of Schroeder Road on the south side of the roadway near the edge of the City's three-mile platting jurisdiction. Schroeder Road is a paved County road from Nemo Road nearly to its western end. However, the improved portion of Schroeder

STAFF REPORT

September 21, 2000

PLAT #00PL091 - Preliminary and Final Plat

ITEM 18

Road ends approximately four hundred feet to the east of the subject property. A Layout Plat for this property was approved with stipulations by the City Council on May 15, 2000. On July 10, 2000 the City Council approved a Subdivision Variance waiving all street improvements – including paving for the adjacent portion of Schroeder Road.

STAFF REVIEW: Staff has reviewed this Preliminary and Final Plat and has found that it generally complies with the stipulations of the Layout Plat approval. The major issues identified during the Layout Plat review and the current status of compliance are as follows:

Road Improvements: As noted, the proposed platting of this property triggered the requirement to improve that portion of Schroeder Road abutting the lot to City standards. However, these improvements were waived by the City Council when the Subdivision Variance was granted on July 10.

Septic Issues/Lot Size: Staff noted as part of the Layout Plat that this property is located over the Madison Aquifer. The Madison Aquifer is one of the major sources of water for the City of Rapid City. The Madison formation is characterized by extremely porous rock formations and is prone to contamination from various sources including on-site wastewater disposal systems. The City and County have consistently required more stringent requirements for the platting of property over the Madison Aquifer. As part of the Layout Plat review, the Pennington County Planning Department and the City Engineering Division recommended that complete percolation and soil profile data be provided by the petitioner upon submittal of the Preliminary Plat. If this information substantiated that the ground could safely support an on-site wastewater disposal system, then the petitioner would be allowed to plat the lot provided it was at least three acres in size – not the two acres proposed in the Layout Plat. All required soil profile and percolation information has now been submitted by the petitioner and reviewed and approved by Staff. Furthermore, the plat has been revised to reflect a three acre lot size.

Zoning: The subject property was originally zoned General Agricultural by Pennington County. As noted in the Layout Plat, the platting of this property necessitated that it be rezoned to a zoning classification capable of supporting the smaller lot size. The Pennington County Planning Department has indicated that the property has now been rezoned to the Low Density Residential Zoning District.

Topographic Data/Drainage Easements: Detailed topographic information has been submitted by the petitioner's engineer as part of the Preliminary and Final Plat request. City and County Staff have reviewed and approved this data and the corresponding major drainage easement shown on the plat. Staff has noted that prior to City Council action on the Final Plat, the plat must be revised to reflect the required Major Drainage Easement language.

Non-Transferable Land Balance: As noted, the petitioner is proposing to plat just one lot from a currently unplatted balance of land. Assuming a plat for this one lot is approved, the

STAFF REPORT

September 21, 2000

PLAT #00PL091 - Preliminary and Final Plat

ITEM 18

balance of the land will remain an unplatted balance and cannot be sold or transferred to another owner until such time that it is platted.

Air Quality Permit: Although not a platting requirement, the Pennington County Air Quality Office has noted that an Air Quality Permit must be received prior to any surface disturbance of one acre or greater.

Staff has found this proposed Preliminary and Final Plat to be in general compliance with applicable Zoning and Subdivision Ordinance requirements assuming compliance with the stated stipulations.