

STAFF REPORT

November 9, 2000

PLAT #00PL111 - Layout Plat

ITEM 22

GENERAL INFORMATION:

PETITIONER	Douglas Retzer
REQUEST	PLAT #00PL111 - Layout Plat
LEGAL DESCRIPTION	S1/2, NW1/4, NE1/4, Section 15, T1S, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20 Acres
LOCATION	Approximately 1.5 miles southwest of U.S. Highway 16 on Neck Yoke Road
EXISTING ZONING	Limited Agriculture District - General Agriculture District (County)
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	General Agriculture District (County)
East:	Limited Agriculture District (County)
West:	General Agriculture District (County)
PUBLIC UTILITIES	On-site sewer and water
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Upon submittal of the Preliminary Plat, information on the proposed water supply shall be submitted for review and approval;
2. Upon submittal of the Preliminary Plat, engineering evaluation for an on-site wastewater system(s) shall be submitted for review and approval;
3. Upon submittal of the Preliminary Plat, a topographic survey by a licensed surveyor and grading plans shall be submitted for review and approval;
4. Upon submittal of the Preliminary Plat, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval;
5. Upon submittal of the Preliminary Plat, a complete drainage plan shall be submitted for review and approval;
6. Prior to City Council approval of the Preliminary Plat, drainage easement(s) shall be shown on the plat as required by the Engineering Division;

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Pennington County Fire Coordinator Recommendation:

7. Upon submittal of the Preliminary Plat, the plat shall be revised to show an intermediate turnaround or a hammerhead turnaround on Perry Place;
8. Prior to Final Plat approval, Perry Place shall be constructed with a 45 foot wide public right-of-way and a 20 foot wide paved surface with curb and gutter, or a Subdivision Regulations Variance shall be obtained;

Transportation Planning Division Recommendations:

9. Prior to Final Plat approval by the City Council, a non-access easement shall be shown along Neck Yoke Road;
10. Prior to Final Plat approval by the City Council, the plat shall be revised dedicating an additional 17 feet of right-of-way along Neck Yoke Road;

Urban Planning Division Recommendations:

11. A Special Exception shall be granted to allow a cul-de-sac in excess of 1,200 feet in length;
12. Prior to Final Plat approval by the City Council, the rezoning shall be effective;
13. Prior to Final Plat approval by the City Council, the plat shall be revised to include the signature of all the underlying property owners;
14. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted and all subdivision inspection fees paid; and,
15. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: The applicant has submitted a Layout Plat to reconfigure two properties located along Neck Yoke Road and Perry Place. The proposed lots will be sized 19.904 acres and 10 acres, respectively, and will be known as Tract 1R and Tract 6, Red Rock Valley Subdivision. The properties are currently void of any structural development.

On September 8, 2000 the applicant submitted a Layout Plat to reconfigure the two properties as identified on this plat. On October 16, 2000 the City Council acknowledged the withdrawal of the Layout Plat at the applicant's request.

The applicant has also submitted a Subdivision Regulations Variance Request as a companion item to this plat to waive the requirements for all street improvements including paving, curb, gutter, sidewalk, street light conduit, and installation of sewer and water lines; and to allow the platting of one half of the right-of-way for Perry Place Road. (See companion item #00SV024.)

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

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detail that is provided. All specific details of the subdivision may not be addressed at the time of 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 the Preliminary and Final Plat. Any waiver from the City 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 in Pennington County outside of the incorporated City limits of Rapid City but within the City's three mile platting jurisdiction. The Pennington County Planning Department has indicated that the southern twenty acres is currently zoned General Agriculture District and the northern ten acres is zoned Limited Agriculture District. The Pennington County Zoning Ordinance requires a minimum lot size of forty acres in the General Agriculture District and a minimum lot size of ten acres in the Limited Agriculture District. The proposed plat will create an approximate twenty acre lot and a ten acre lot. Prior to Final Plat approval, that portion of the property currently zoned General Agriculture District must be rezoned to Limited Agriculture District. The Pennington County Planning Department has indicated that the applicant has submitted the necessary rezoning request to be considered by the County Board of Commissioners and that the rezoning will be effective on or about November 14, 2000.

Access: Neck Yoke Road borders Tract 1R along the west lot line. In addition, Perry Place, a forty foot wide private roadway with a 24 foot wide graveled surface, borders Lot 1R along the north lot line and will serve as exclusive access to Tract 6. Perry Place currently serves as access to five (5) lots. Reconfiguring the properties as identified on this plat will result in Perry Place serving as access to six (6) lots. Perry Place is classified as a Local Road requiring a minimum 45 foot wide right-of-way with a 20 foot wide paved surface, curb, gutter and sidewalks. The proposed plat identifies Perry Place as a 45 foot wide right-of-way. Prior to Final Plat approval, the plat must be revised to include the signatures of all the underlying property owners of Perry Place. In addition, Perry Place must be improved as identified or a Subdivision Regulations Variance must be obtained waiving the requirement.

Perry Place is an approximate 2,050 foot long cul-de-sac road. The Street Design Criteria Manual states that a cul-de-sac shall not exceed 1,200 feet in length. The applicant has requested that a Special Exception be granted to allow a 2,050 foot long cul-de-sac. The Pennington County Fire Coordinator and the Rapid City Fire Department have indicated that they support the request contingent upon an intermediate turnaround and/or a hammerhead turnaround being constructed along Perry Place. The turnaround must be located approximately 1,025 feet, or half the distance, on Perry Place. Consideration will be granted to allow an existing driveway and/or approach to be incorporated into the design of the turnaround.

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Neck Yoke Road is identified as an arterial road on the Major Street Plan requiring a minimum 100 foot wide right-of-way. Currently, Neck Yoke Road has a 66 foot right-of-way width, 34 feet short of the minimum requirement for an arterial street. Staff is recommending that an additional 17 feet of right-of-way be dedicated along the west lot line of the subject property. The remaining 17 feet of right-of-way will be obtained from the adjoining property on the west side of Neck Yoke Road at such time as the adjacent property is platted. In addition, the Transportation Division is requesting that the plat be revised to show a non-access easement along Neck Yoke Road.

Water and Wastewater: The Engineering Division is requesting that upon submittal of a Preliminary Plat, information on a proposed water supply and engineering evaluation for an on-site wastewater system(s) must be submitted for review and approval. Chapter 16.16.050 of the Rapid City Municipal Code requires that sewer collection systems be installed in each subdivision within Rapid City and the surrounding platting jurisdiction in accordance with City specifications. This includes those subdivisions that may initially be served by on-site water and wastewater systems. Prior to Final Plat approval, a sewer collection system and water lines must be installed or a Subdivision Regulations Variance must be obtained waiving the requirement.

Drainage and Topographic Data: The Engineering Division has noted that topographic information prepared by a professional land surveyor must be submitted as part of the Preliminary Plat. The Engineering Division has also indicated that a drainage plan must be submitted for review and approval. In particular, the culvert capacity under Neck Yoke Road and Perry Place must be verified. In addition, drainage easement(s) must be shown on the Final Plat as required by the Engineering Division.

Subdivision Improvements: In conjunction with the Preliminary Plat application, complete engineering plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. These plans shall include construction plans designed in compliance with City Standards and the Street Design Criteria Manual for all subdivision improvements.

Staff believes that this proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.