

STAFF REPORT

January 4, 2001

PLAT #00PL119 - Layout Plat

ITEM 20

GENERAL INFORMATION:

PETITIONER	Brian D. Bradley
REQUEST	PLAT #00PL119 - Layout Plat
LEGAL DESCRIPTION	A portion of the SW1/4 of the SW1/4 of Section 13, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10 Acres
LOCATION	Approximately 1/4 mile north of the intersection of Anderson Road and S.D. Highway 44 on the east side of Anderson 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:	Limited Agriculture District (County)
PUBLIC UTILITIES	none
REPORT BY	Lisa Seaman

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide detailed topographic information and grading plans for review and approval;
2. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide a detailed drainage evaluation with respect to the Murphy Ditch for review and approval.
3. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide a sight distance evaluation for the proposed access location. This analysis must also determine the feasibility of a street intersection located at the applicant's north property line;
4. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall submit information on the water supply proposed for the development;
5. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide an evaluation for the suitability of an on-site wastewater system;

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6. Prior to Preliminary Plat approval by the Planning Commission, the applicant must submit for review and approval complete engineering plans for the construction of the collector road along the applicant's north property line to City standards or document that the sight distance at that location does not meet City minimum sight distance requirements and identify an alternate location for the collector road;

Pennington County Planning Recommendations:

7. Prior to Final Plat approval, the applicant shall submit a rezoning application with Pennington County for the proposed lot as well as the remaining 30 acre tract requesting they be rezoned to Limited Agriculture District. The zoning request must be approved and become effective prior to Final Plat approval by the City Council;

Transportation Planning Division Recommendations:

8. Prior to Final Plat approval by the Planning Commission, 17 feet of additional right-of-way shall be dedicated on the Anderson Road frontage;

Urban Planning Division Recommendations:

9. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid; and,
10. 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 is proposing to plat a 10 acre parcel out of an unplatted 40 acre tract. The property is located on the east side of Anderson Road approximately .25 miles north of US Highway 44. This property has no existing improvements; however, the applicant is proposing to construct a single family dwelling, barn and corrals on the proposed 10 acre parcel. The site plan submitted by the applicant shows that the Murphy Ditch crosses the 40 acre parcel and will be included in the proposed 10 acre lot.

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 outstanding 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 detail that is provided. All specific details of the subdivision may not be address at the Layout Plat stage 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 exemption, whichever is applicable.

STAFF REVIEW: Staff has reviewed the layout Plat and identified the following considerations:

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Topographic Mapping Staff is requesting that a detailed topographic map and grading plan be provided with the Preliminary Plat in order to determine the location of adjoining roads, water and sewer, and the limits of drainage easements. As previously noted, Murphy Ditch crosses this property therefore the Engineering Division has requested a drainage evaluation of this site with respect to the impact of this development on the Murphy Ditch.

Access Access to the proposed lot will be provided from Anderson Road. The projected additional six to eight average daily trips will have a minimal impact on Anderson Road; however, Staff has concerns regarding potential sight distance problems for the proposed driveway access onto Anderson Road. Therefore, staff is requiring that a site visibility analysis be prepared by the petitioner's engineer to ensure that the City's minimum site distance requirements can be met. The Rapid City Major Street Plan identifies the north property line of the subject property as the location of a collector street. As noted previously there is a sight distance issue at this location. As part of the sight distance analysis Staff is requesting that the applicant's engineer determine the feasibility of locating the intersection of Anderson Road and the proposed collector street at the applicant's north property line.

Right-Of-Way Anderson Road is identified on the Major Street Plan as an arterial road requiring a minimum 100 foot right-of-way width. Currently, Anderson Road has a 66 foot right-of-way. Therefore, Staff is requesting that 17 feet of additional right-of-way be dedicated as part of the platting of this property. Another 17 feet of right-of-way will be obtained when the property on the west side of Anderson Road is platted.

Utilities Staff is requesting that prior to Preliminary Plat approval the applicant provide detailed information concerning the water and wastewater systems that will serve this property. The information required includes the location of all areas acceptable for septic tanks and drainage fields, soil type, profile of the soil to a depth to bedrock, impervious material or groundwater and the location of percolation test holes and results of percolation tests. The Pennington County Environmental Coordinator noted that shallow groundwater may require the use of a mound system for wastewater disposal. The location of a proposed well and any existing wells within 200 feet of any part of the proposed lot must also be identified on a site plan.

Zoning Currently, the entire 40 acre parcel is zoned General Agriculture District by Pennington County. The minimum lot size permitted in the Pennington County General Agricultural Zoning District is forty acres. Prior to Final Plat approval, both the proposed lot as well as the remaining unplatted balance must be rezoned through Pennington County to a zoning district allowing the proposed lot sizes. The rezoning of the property must be effective prior to City Council approval of the Final Plat.