

STAFF REPORT

February 8, 2001

No. 01PL001 - Preliminary and Final Plat

ITEM 12

GENERAL INFORMATION:

PETITIONER	Fisk Engineering for Paul and Ladonna Hummel
REQUEST	No. 01PL001 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 16RA and 16RB of Block 3 of Moon Meadow Estates formerly all of Lot 16R of Block 3 of Moon Meadow Estates located in the NE1/4 of Section 33, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.35 Acres
LOCATION	3329 Moon Meadows Drive
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	Private on-site water and wastewater
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Prior to City Council approval of the Final Plat, complete percolation information and a soil profile of proposed Lot 16RA shall be submitted for review and approval;
2. Prior to City Council approval of the Final Plat, the road construction plans shall be revised and submitted for review and approval. In particular, the plans shall be revised to show five inches of asphalt on the common access easement and the approach design onto Moon Meadows road shall be adjusted as required;

Fire Department Recommendations:

3. Prior to City Council approval of the Final Plat, the plat shall be revised to show a residential style turnaround for emergency vehicles on proposed Lot 16RB as required by the Fire Department;

Transportation Planning Division Recommendations:

4. Prior to City Council approval of the Final Plat, a non-access easement shall be shown along Moon Meadow Road;

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Urban Planning Division Recommendations:

5. Prior to City Council approval of the Final Plat, the written notarized agreement, signed by the owners of the well, shall be recorded at the Register of Deed's Office identifying that the well may serve the subject property(s);
6. Prior to City Council approval of the Final Plat, the legal document, signed by the property owner(s) of Lot 15R, Block 3 of Moon Meadow Estates, shall be recorded at the Register of Deed's Office identifying that the access easement may serve as access to the subject property(s);
7. Prior to City Council approval of the Final Plat, a subdivision estimate form shall be submitted and all subdivision inspection fees paid; and,
8. Prior to City Council approval of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: The applicants have submitted a Preliminary and Final Plat to subdivide one lot into two lots. The proposed lots will be .79 acre and 3.46 acres in size, respectively, and will be known as Lot 16RA and Lot 16RB, Block 3 of Moon Meadow Estates. Currently, a single family residence is located on proposed Lot 16RB. Lot 16RA is void of any structural development.

The applicants have indicated that they intend to sell the existing home once the platting is completed and build another residence for themselves on proposed Lot 16RA located adjacent to Moon Meadows Road.

On December 4, 2000, Layout Plat #00PL113 was approved to subdivide the property as identified on the Preliminary and Final Plat. A Subdivision Regulations Variance was also approved to waive the requirement for sidewalk, curb and gutter, dry sewer, water and street light conduit on Mt. Wilson Lane and the common access easement. The paving requirement was also waived for Mt. Wilson Lane with the stipulation that a non-access easement be located along the east lot line of the property.

STAFF REVIEW: Staff has reviewed the Preliminary and Final 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 subject property is currently zoned Suburban Residential District. The Pennington County Zoning Ordinance requires a minimum 20,000 square foot lot size for an on-site wastewater and a community water system. The proposed lots meet the minimum lot size requirement of the Suburban Residential District.

Access: As previously indicated, a Subdivision Regulations Variance was approved to waive street improvements for Mt. Wilson Lane and the common access easement, with the exception of the paving requirement on the common access easement. The easement is classified as a Local Road requiring a minimum 45 foot wide right-of-way with a 20 foot wide paved surface. The Engineering Division has indicated that the road construction plans for the access easement must be revised to show five inches of asphalt in lieu of the proposed three inches. In addition, the approach onto Moon Meadow Road from the road located

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within the access easement must be revised to improve the alignment. Prior to Final Plat approval, the road construction plans must be revised as identified and submitted for review and approval.

During the review of the Layout Plat, it was identified that permission must be granted from the property owner(s) of the adjacent lot, Lot 15R, to allow the existing easement to serve as access to an additional lot since a portion of the easement is located on Lot 15R. On December 22, 2000, the applicants submitted the necessary agreement. The City Attorney's Office has indicated that the agreement has been approved. Prior to Final Plat approval, the agreement(s) must be recorded at the Register of Deed's Office.

During the review of the Layout Plat, the Rapid City Fire Department and the Pennington County Fire Coordinator indicated that a cul-de-sac or a hammerhead turnaround must be constructed at the end of the common access easement. The property is located in a high fire hazard area and, as such, the Rapid City Fire Department and the Pennington County Fire Coordinator are concerned with the ability to access and exit the subject property(s) with emergency vehicles. The Preliminary and Final Plat identifies a hammerhead turnaround on Lot 16RA. The Rapid City Fire Department has indicated that the turnaround may need to be shifted to the end of the common access easement in order to reduce the distance to the existing house located on proposed Lot 16RB for emergency fire vehicles. The Fire Department is aware that the steep grade of the driveway on Lot 16R limits potential turnaround locations. Staff is recommending that the applicants work with the Fire Department to address this issue prior to Final Plat approval.

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

Water and Wastewater: The applicants have indicated that a well located on the adjacent property, Lot 15R, currently serves three properties, including the subject property. During the review of the Layout Plat, it was identified that a written notarized agreement, signed by the owners of the well, must be recorded at the Register of Deed's Office identifying that the well may serve the additional lot as created by this plat. On December 22, 2000, the applicants submitted the necessary agreement. The City Attorney's Office has indicated that the agreement has been approved. Prior to Final Plat approval, the agreement(s) must be recorded at the Register of Deed's Office.

The Engineering Division is also requesting that complete percolation information and a soil profile of proposed Lot 16RA be submitted for review and approval. Prior to Final Plat approval, this requirement must be met.

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