

STAFF REPORT

February 22, 2001

No. 01PL006 - Preliminary and Final Plat

ITEM 16

GENERAL INFORMATION:

PETITIONER	D.C. Scott Co. Land Surveyors for Marjorie A. Fordyce
REQUEST	No. 01PL006 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 34A and Lot 34B of Lot 34 of Lot D of Sweetbriar Heights and 9.7' wide easement for irrigation ditch and drainage in Lot 34B, located in the SE1/4 NW1/4 of Section 10, T1N, R8E of the BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1 Acre
LOCATION	At the intersection of Sweetbriar Street and Knox Street
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	Rapid Valley Sanitary District
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be continued to the March 8, 2001 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat to subdivide the subject property into two lots. The lots will be .560 acres and .468 acres in size, respectively, and will be known as Lot 34A and 34B of Lot D of Sweetbriar Heights.

Currently, a double wide mobile home is located on proposed Lot 34B and a 10 foot X 60 foot single wide mobile home is located on proposed Lot 34A. The applicant has indicated that the property is being subdivided in order to replace the existing mobile home on Lot 34A with a newer one. The property is located in Pennington County. The two mobile homes are currently considered legal non-conforming structures. Prior to replacement of either mobile home, the property must be subdivided or one of the mobile homes must be removed from the property.

The applicant has also submitted a Subdivision Regulations Variance Request to waive the requirement for curb, gutter, sidewalks and street light conduit and to allow a lot twice as long as it is wide. (See companion item #01SV004.) The applicant has also submitted a

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waiver request to waive the topographic information requirement.

STAFF REVIEW: During the review of the Preliminary and Final Plat request, staff identified a number of concerns that must be addressed in order for the project to be approved.

Road Improvements: Knox Street currently terminates at the southeast corner of the subject property. Sweetbriar Street then extends north, along the east lot line, and serves as legal access to the property. The Pennington County Highway Department has indicated that Knox Street will be reconstructed this coming summer by the Pennington County. Knox Street will also be renamed to Sweetbriar Street. The road will be improved to a 24 foot wide roadway with curb, gutter and sidewalk. Rapid Valley Elementary School is located southwest of the subject property. The road improvement is being proposed in order to improve access to the school. The Pennington County Highway Department has indicated that Sweetbriar Street, as it abuts the subject property, must be constructed to match the same design standards and grades as the county is proposing to construct.

The Street Design Criteria Manual classifies Sweetbriar Street as a subcollector road. As previously indicated the applicant has submitted a Subdivision Regulations Variance request to waive the requirement for curb, gutter, sidewalks and street light conduit. The applicant has also submitted a waiver request to waive the topographic information requirement. Currently barrow ditches are located along Sweetbriar Street. Topographic and drainage information must be submitted in order to determine if the barrow ditches can adequately handle drainage along this portion of Sweetbriar Street. Prior to plat approval by the Planning Commission, topographic and drainage information must be submitted for review and approval.

Utility Plan: The applicant's site plan identifies an on-site well located on proposed Lot 34B. The property is located within the service boundaries of the Rapid City Sanitary District. Prior to Planning Commission approval of the plat, a Utility Plan identifying the location of water and sewer mains and on-site service lines must be provided.

Hawthorne Irrigation Ditch: The Hawthorne Irrigation Ditch is located along the south lot line of the subject property. The plat identifies a "9.7 foot wide easement for irrigation ditch and drainage" located along the south lot line. The Engineering Division has indicated that a drainage plan must be submitted for review and approval to insure that the proposed subdivision does not create drainage issues and/or concerns with regard to the Hawthorne Irrigation Ditch. In addition, the Engineering Division has indicated that the Hawthorne Irrigation Ditch Company must also review and approve the drainage plan. As such, staff is recommending that the drainage information be submitted prior to Planning Commission approval of the plat.

Staff is recommending that the Preliminary and Final Plat be continued to the March 8, 2001 Planning Commission meeting to allow the applicant to submit additional information as outlined above.