

STAFF REPORT

July 5, 2001

No. 01PL047 - Layout Plat

ITEM 71

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying for Ken Berglund
REQUEST	No. 01PL047 - Layout Plat
LEGAL DESCRIPTION	Lot 4 of Squirrelly Acres Subdivision located in the NE1/4 SE1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.20 Acres
LOCATION	5501 Berglund Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Park Forest District
South:	General Agriculture District
East:	Business Park District
West:	General Agriculture District
PUBLIC UTILITIES	To be extended
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, grading plans and topographic information shall be submitted for review and approval;
2. Upon submittal of the Preliminary Plat, a complete drainage plan shall be submitted for review and approval. The drainage plan shall provide on-site detention if flows exceed those approved in the Arrowhead Drainage Basin Development Plan;
3. Upon submittal of the Preliminary Plat, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval;
4. Upon submittal of the Preliminary Plat, water plans prepared by a Registered Professional Engineer shall be submitted showing the extension of water mains for review and approval;
5. 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. A complete street design plan shall be submitted showing the location of utilities, storm drainage, curb and gutter, street light conduit and sidewalk improvements;
6. Prior to Final Plat approval by the Planning Commission, the access easement shall be improved to City standards and dedicated as right-of-way;

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7. Prior to Final Plat approval by the Planning Commission, major drainage easements shall be shown on the plat as required by the Engineering Division;

Fire Department Recommendations:

8. Upon submittal of the Preliminary Plat, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval;

Urban Planning Division Recommendations:

9. Prior to Final Plat approval by the City Council, the property shall be rezoned from General Agriculture District to Medium Density Residential District with a Planned Residential Development;
10. Prior to Final Plat approval by the City Council, a Special Exception shall be obtained to allow a cul-de-sac in excess of 1,200 feet in length and to waive the requirement that an intermediate turnaround shall be provided every 600 feet ;
11. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
12. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fee shall be paid.

GENERAL COMMENTS: The applicant has submitted a Layout Plat request to create an approximate 7.2 acre parcel. This is a companion item to a Preliminary and Final Plat for three lots located directly adjacent to the site. The property is located at the southern terminus of Berglund Road, directly west of the Sodak building on U. S. Highway 16 and is currently void of any structural development.

The applicant has submitted a request to rezone the subject property from General Agriculture District to Medium Density Residential with a Planned Residential Development.

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 detail that is provided. All specific details of the subdivision may not be addressed at the time of the 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. (See companion items 01PL044, 01SV009, 01RZ024, 01RZ025, 01PD026 and 01PD027.)

STAFF REVIEW: **This item was continued at the June 7, 2001 Planning Commission meeting to allow it to be heard in conjunction with the associated items listed above. No other part of this Staff Report has been revised.** Staff has reviewed the Layout Plat and has noted the following considerations:

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Zoning: As previously indicated, the property is currently zoned General Agriculture District. The proposed lot is 7.2 acres, significantly less than the required 20 acre minimum lot size to allow residential use in the General Agriculture District. On April 26, 2001, the City Council approved a Comprehensive Plan Amendment to change the future land use designation from Planned Residential Development with 1 dwelling unit per acre and Low Density Residential Density Residential with a Planned Residential Development to a Planned Residential Development with 3.8 dwelling units per acre. The proposed plat, in conjunction with the accompanying Preliminary and Final Plat on the adjacent property, does not exceed 3.8 dwelling units per acre. As mentioned above, the applicant has submitted a request to rezone the subject property from General Agriculture District to Medium Density Residential with a Planned Residential Development.

Cul-de-sac: The Street Design Criteria Manual states that a cul-de-sac shall not exceed 1,200 feet and that an intermediate turnaround is needed every 600 feet within a cul-de-sac. The proposed road within the section line right-of-way will create a cul-de-sac measuring approximately 2,600 feet in length, requiring that an intermediate turnaround be provided every 600 feet. Prior to Final Plat approval, the applicant must obtain a Special Exception to the Street Design Criteria Manual to allow a cul-de-sac in excess of 1,200 feet in length and to waive the requirement that intermediate turnarounds be provided.

Private Access Easement: A previously recorded private access easement is located along the west lot line of the subject property. The access easement will serve as access to the three lots proposed in the accompanying Preliminary and Final Plat for Lots 1 thru 3 of Squirrelly Acres, and currently serves as access to one additional lot for a total of four lots. The easement must be improved to City standards or a subdivision variance must be obtained. In addition, the Street Design Criteria Manual states that an easement shall serve as access to a maximum of four lots. If the proposed lot is to take access from the access easement, then the access easement must be dedicated as right-of-way.

Drainage Plan: The Engineering Division has indicated that a drainage plan must be submitted for review and approval. The Engineering Division has also indicated that on-site detention will be required if the property is developed to a density greater than that assumed in the Arrowhead Drainage Basin Design Plan.

Subdivision Improvements: As previously indicated, the applicant is requesting a Variance to the Subdivision Regulations to waive the requirements for paving, curb, gutter, sidewalk, dry sewer and street light conduit for Lots 1 thru 4 of Squirrelly Acres. The Subdivision Variance must be obtained, or design plans must be submitted for review and approval. Preliminary review identifies that the road within the section line right-of-way as well as that portion of Berglund Road extending from the section line right-of-way must be improved to City standards upon Final Plat approval, or a subdivision variance must be obtained or the section line highway must be vacated or relocated.

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

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