

STAFF REPORT

July 26, 2001

No. 01PL038 - Preliminary and Final Plat

ITEM 2

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	No. 01PL038 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 1 of Lamb Subdivision located in SE1/4 of NE1/4 of Section 15, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.156 Acres
LOCATION	At the southwest corner of Reservoir Road and S.D. Highway 44
EXISTING ZONING	Limited Agriculture District (County)
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	Limited Agriculture District (County)
East:	Limited Agriculture District (County)
West:	Limited Agriculture District (County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be **denied without prejudice.**

GENERAL COMMENTS: **This item has been continued several times since the June 7, 2001 Planning Commission meeting to allow the applicant to submit additional information. This Staff Report has been revised as of July 18, 2001. All revised or added text is shown in bold print.** The applicant has submitted a Preliminary and Final Plat to create a 1.156 acre lot leaving an approximate 66 acre unplatted balance. The property is located at the southwest corner of the intersection of S. D. Highway 44 and Reservoir Road. Other than a wooden entrance along Reservoir Road, the property is void of structural development.

STAFF REVIEW: Staff has reviewed the Preliminary and Final Plat and has noted the following considerations:

Construction Plans: In order to review the proposed Preliminary and Final Plat, construction plans for the required subdivision improvements must be submitted or subdivision variances must be obtained waiving the required improvements. The construction plans must include the following street improvements: curb, gutter, sidewalk, and street light conduit.

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Utility Plans: The property is located in the Rapid Valley Sanitary District service area. Currently, water and sewer have not been extended to the property. Water and sewer plans must be submitted for review and approval. In addition, the plat must be revised to show an eight foot wide utility easement along all lot lines.

Access: S. D. Highway 44 is located along the north lot line and Reservoir Road is located along the east lot line. The South Dakota Department of Transportation has indicated that access to the property must be located on Reservoir Road. The approach on Reservoir Road must be located as far south as possible in order to provide the separation requirement from the approach to the intersection of S. D. Highway 44 and Reservoir Road. Due to the configuration of the lot, the applicant will need to obtain a special exception to the minimum separation between an approach and an intersection as identified in the Street Criteria Manual. In addition, the plat must be revised to show a non-access easement along Reservoir Road, except for the approved approach location, and along S. D. Highway 44.

Reservoir Road is classified as a principal arterial road on the Major Street Plan requiring a minimum 100 foot wide right-of-way. Reservoir Road is located in a section line with an existing 66 foot wide right-of-way. As such, staff is recommending that the plat be revised to provide an additional 17 foot of right-of-way along Reservoir Road as required by the Street Design Criteria Manual.

Zoning: The property is located in Pennington County, outside of the City limits of Rapid City and is currently zoned Limited Agriculture District by the County. The Limited Agriculture District requires a minimum lot size of 10 acres. The Pennington County Planning Department has indicated that the applicant has submitted a request to rezone the 1.156 acre parcel from Limited Agriculture District to General Commercial District. Prior to Final Plat approval, the property must be rezoned to meet the minimum lot size requirement of the County Zoning Ordinance or a County Zoning Variance must be obtained to waive the minimum lot size requirement.

Gas Pipe: A site inspection identified a gas pipe located along the southern portion of the property. The plat must be revised to show the gas line easement. Depending upon the location and width of the easement, the buildable area on the property may be greatly limited.

Drainage: The Pennington County Drainage Engineer has indicated that a drainage plan must be submitted for review and approval. The drainage plan must identify drainage paths and contours relative to the proposed development of the property.

To date, the information outlined above has not been submitted for review and approval. As such, staff is recommending that the Preliminary and Final Plat be denied without prejudice. The applicant may resubmit a Preliminary and Final Plat application for the subject property upon submittal of the required information.