

STAFF REPORT

October 25, 2001

No. 01PL108 - Preliminary and Final Plat

ITEM 13

GENERAL INFORMATION:

PETITIONER	Ferber Engineering for Raymond J. Crawford III
REQUEST	No. 01PL108 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 4R, High Sheridan Ranch Subdivision, Section 35, T1N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.58 acres
LOCATION	23435 Sand Lane
EXISTING ZONING	Low Density Residential District (County)
SURROUNDING ZONING	
North:	Low Density Residential District (County)
South:	Low Density Residential District (County)
East:	Low Density Residential District (County)
West:	Low Density Residential District (County)
PUBLIC UTILITIES	Septic and central water system
REPORT BY	Lisa Seaman

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

GENERAL COMMENTS: Currently, a single family residence is located on Lot 5 and the applicant wishes to obtain a building permit to construct a garage on Lot 4. The Pennington County Zoning Ordinance requires that accessory buildings, such as a detached garage, be located on the same lot as a principal building within the Low Density Residential Zoning District. In order to comply with this code requirement the applicant has submitted this Preliminary and Final Plat request combining Lots 4 and 5 of High Sheridan Ranch Subdivision into one lot.

STAFF REVIEW: Staff has reviewed this request and noted the following considerations:

Water System: The applicant submitted a site plan identifying the location and size of the water service line to the existing residence however, the Engineering Division has requested that a revised site plan be submitted identifying the size and location of water mains providing water to the service lines.

Septic System: Currently, the residence located on Lot 5 has an existing septic system. The Engineering Division has requested that the applicant identify the location of a reserve drainfield in the event of a failure of the existing drainfield.

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Intermediate Emergency Turnaround: The Engineering Division and the Fire Department have noted that an intermediate emergency turnaround has been constructed along the north property line of Lot 4. The Fire Department is concerned that the turnaround may not be of sufficient size to accommodate Fire Department apparatus and is requesting that a revised site plan be submitted showing the limits of the turnaround as constructed.

Plat revisions: The Engineering Division has noted that the width of the Sand Lane right-of-way was not identified on the plat that was submitted with this request. Prior to approval of the Final Plat the platted right of way width must be identified on the plat in accordance with the City Standards.

Easements: The original plat for the High Sheridan Ranch Subdivision included a note dedicating an eight foot wide utility and drainage easement on all side and rear lot lines. The applicant has indicated that utility lines have been buried within the drainage and utility easement between Lots 4 and 5. Rather than relocate utility lines that exist within the current easement, the applicant has noted that the easement as originally platted shall remain. The Engineering Division has also requested that the plat be revised to include drainage and utility easements along the front lot line of proposed Lot 4R.

Road Maintenance Agreement: The Pennington County Planning Staff has indicated that a maintenance agreement was provided by the developer prior to Final approval of the original plat; however, the agreement has expired. The Rapid City Municipal Code requires that prior to Preliminary Plat approval "proof of legal entity which will provide the mechanism for street maintenance and snow removal on all proposed subdivision dedicated right-of-ways must be submitted". Therefore, staff is requesting that the applicant submit documentation identifying the legal entity responsible for street maintenance within the subdivision.