

STAFF REPORT

November 8, 2001

No. 01PL111 – Preliminary and Final Plat

ITEM 5

GENERAL INFORMATION:

PETITIONER	Doty Volunteer Fire Department
REQUEST	No. 01PL111 – Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 1 of Firehouse Subdivision, Section 23, T2N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.7 acres
LOCATION	Approximately 6 miles outside Rapid City on Nemo Road
EXISTING ZONING	Low Density Residential District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	General Agriculture District (County)
East:	General Agriculture District (County)
West:	General Agriculture District (County)
PUBLIC UTILITIES	None
REPORT BY	Blaise Emerson

RECOMMENDATION:

Staff recommends that the Final Plat be continued to the December 6, 2001 Planning Commission meeting to allow the applicant to submit additional required information.

GENERAL COMMENTS: The City Council denied without prejudice a Preliminary Plat for the subject property. The Preliminary Plat had been continued for five months to allow the applicant to address a number of issues.

The Planning Commission had approved the Preliminary Plat with the following stipulations:

1. That prior to Final Plat approval, the access easement shall be constructed to City standards including pavement, curb and gutter, and sidewalks or a subdivision variance waiving these requirements be approved;
2. That prior to Preliminary Plat approval by the City Council, construction plans in compliance with City Standards and the Street Design Criteria Manual for the improvement of the access easement shall be submitted for review and approval;
3. That prior to Preliminary Plat approval by the City Council, soils and septic information shall be submitted for review and approval for the proposed new lot to demonstrate the suitability for on-site wastewater disposal systems, or a variance shall be obtained;
4. That prior to Preliminary Plat approval by the City Council, information shall be provided on the water source;

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5. That prior to Preliminary Plat approval by the City Council, a drainage plan shall be provided showing the limits of any major drainage easement;
6. That prior to Final Plat approval by the City Council, an additional seventeen feet of right-of-way shall be dedicated for Nemo Road;
7. That prior to Preliminary Plat approval by the City Council, a non-access easement shall be provided along Nemo Road except for the approved approach location;
8. That prior to Preliminary Plat approval by the City Council, an additional nine feet of right-of-way shall be provided for the access easement so that the easement is forty-nine feet wide;
9. That prior to approval of the Preliminary Plat, topographical information sufficient to identify any major drainage through the site shall be submitted for review and approval;
10. That prior to approval of the Preliminary Plat, any required drainage easements shall be shown on the plat;
11. That prior to Final Plat approval by the City Council, the proposed Lot 1 shall be rezoned through Pennington County;
12. That prior to approval of the Preliminary Plat, a master plan for the entire 157 acre parcel shall be submitted for review and approval; and,
13. That prior to Final Plat approval by City Council, surety shall be posted for any subdivision improvements that have not been completed and the subdivision inspection fee shall be paid.

Also, the City Council approved a Subdivision Variance to waive the requirements for curb, gutter, sidewalk, and dry sewer was approved and denied a Subdivision Variance to waive the requirements for paving and soils and septic test.

One of the main issues involving the previous request was an access easement that was located along the south and east side of the lot. The easement provided access to a single family residence located on the property that Lot 1 is being platted out of. The applicant has in this request revised the area being platted so there is no easement being located on the property. However, a common approach will be utilized for access to both driveways.

The applicant has not submitted information as required under the previous request. The required information that has not been submitted includes a water source, a drainage plan and topographical information sufficient to identify any major drainage through the site and a master plan for the entire 157 acre parcel. This information needs to be submitted before a full review of the plat can be completed.

Staff has identified some other issues that need to be addressed before the plat can be approved. The applicant identified the dedication of additional right-of-way to be dedicated for Nemo Road as part of the plat. Pennington County has acquired this portion of right-of-way through a H lot as part of the reconstruction of project. The plat needs to be revised to reflect the change and note the H lot on the plat. A shared access easement needs to be identified for the common approach. A forty foot by forty foot access easement needs to be identified on the plat. The easement must be centered on the existing approach. A non-access easement should be identified on the remainder of the Nemo Road frontage.