

STAFF REPORT

February 21, 2002

No. 02PL010 - Layout Plat

ITEM 28

GENERAL INFORMATION:

PETITIONER	D.C. Scott Co. Land Surveyors
REQUEST	No. 02PL010 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot 12 of the S1/2 SE1/4 and Lot 14 of the SW1/4 SE1/4, Pleasant View Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot A of Lot 12, Lot B of Lot 12, Lot 14 Revised, and dedicated street right-of-way of Pleasant View Subdivision, located in the SE1/4 SE1/4 of Section 11, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.71 acres
LOCATION	At the corner of Longview and Crane Drive
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	Limited Agriculture District (County) / Low Density Residential (County)
East:	Limited Agriculture District (County)
West:	General Agriculture District (County)
PUBLIC UTILITIES	None
DATE OF APPLICATION	1/25/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Layout Plat be continued to the March 21, 2002 Planning Commission meeting to allow the applicant time to provide additional required information.

GENERAL COMMENTS: The applicant has submitted a Layout Plat to subdivide an approximately 3.7 acre tract into three lots. The subject property is located at the intersection of Longview Road and Crane Drive within the City's three mile platting jurisdiction area. Longview Drive and Crane Drive are both currently paved however; neither road has curb and gutter, sidewalks or street lights. In addition, the plat proposes to dedicate a cul-de-sac along the east side of the property to provide access to two of the three lots. The applicant has submitted an associated Subdivision Variance request to waive the requirement to construct curb and gutter, sidewalks, street lights, water and

STAFF REPORT

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ITEM 28

sanitary sewer along Longview Drive, Crane Drive and the proposed right of way.

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 provided. All specific details of the subdivision may not be addressed at the Layout Plat but the major concerns and issues are identified based on the information provided.

STAFF REVIEW: Staff has reviewed the Layout Plat and has identified the following major concerns:

Right of Way: The Engineering Division has noted that Longview Drive is identified as an arterial road on the adopted Major Street Plan. The Street Design Criteria Manual requires a minimum of 100 feet of right of way for arterial roads. Currently, the right of way width of Longview Drive is 66 feet. Therefore, staff is requesting that 17 feet of additional right of way be dedicated as part of the platting of this property. Another 17 feet of right of way will be obtained when the property on the south side of Longview Drive is platted.

Easements: Staff has noted that the standard eight foot wide utility and drainage easements must be provided along all side and rear lot lines prior to approval of a Final Plat.

Topographic mapping: The applicant submitted a request to waive the requirement to provide topographic mapping of the subject property. The City Engineering Staff as well as the Pennington County Drainage Engineer have indicated that the topographic mapping is required to demonstrate that drainage can be accommodated with the addition of the proposed road and additional dwelling unit. As a part of the topographic mapping the applicant must include all existing improvements including structures, utilities, wells and septic systems on the subject property and within 150 feet of the subject property.

Access: The proposed plat shows the dedication of a right of way along the east border of the subject property. The driveway that provides access from Longview Drive to the property to the east of proposed Lot 14 revised is located on the west side of the lot in close proximity to the proposed right of way. The Engineering Division has noted that the separation between the intersection of Longview Drive and the proposed right of way and the existing neighboring driveway does not meet the separation requirements as identified in the Street Design Criteria Manual. In addition, the Street Design Criteria Manual requires that access shall be taken from a lesser order street when possible. Longview Drive is identified on the adopted Major Street Plan as an arterial road while Crane Drive is classified as a Lane/Place. The Engineering Division is requesting that the applicant revise the plat to show the relocation of the right of way along the south side of proposed Lot A of Lot 12 extending east from Crane Drive to Lot B of Lot 12.

Road name: The Emergency Services Coordinator has noted that all existing and proposed road ways must be named and the road names must be identified on the Final Plat. The applicant should submit the proposed road name for the proposed right of way to the

STAFF REPORT

February 21, 2002

No. 02PL010 - Layout Plat

ITEM 28

Emergency Services Coordinator for approval prior to Final Plat approval.

Water and Sewer: Staff is requesting that prior to Preliminary Plat approval the applicant provide detailed information concerning the water and wastewater systems that will serve this property. The information required includes the location of two areas per lot acceptable for septic tanks and drain fields, soil type, profile of the soil to a depth to bedrock, impervious material or groundwater and the location of percolation test holes and results of percolation tests. The location of any proposed wells, any existing wells and any existing sewer systems within 150 feet of any part of the proposed lot must also be identified on a site plan.

Fire Department: The Fire Department has noted that the proposed water line and fire hydrant locations must be identified and that the proposed access road must comply with all requirements of the Street Design Criteria Manual.

Subdivision improvements: Longview Drive and Crane Drive along the frontage of the subject property are currently paved, but do not meet the minimum City standards. The applicant has submitted a Subdivision Regulations Variance request as a companion item to this plat to waive the requirement for curb, gutter, sidewalks, street light conduit, water and dry sewer along Longview Drive, Crane Drive and the proposed right of way. Prior to Final Plat approval, the subdivision improvements as specified in Section 16.20.040 of the Rapid City Municipal Code must be completed or the Subdivision Regulations Variance must be obtained.