

STAFF REPORT

July 25, 2002

No. 02PL026 - Layout Plat

ITEM 3

GENERAL INFORMATION:

PETITIONER	D.C. Scott Co. Land Surveyors for Thomas Knight
REQUEST	No. 02PL026 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot 4 and Lot 5 of Knights Acres Subdivision, N1/2 SE1/4 NE1/4 of Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 4 Revised and Lot 5 Revised of Knight's Acres Subdivision, N1/2 SE1/4 NE1/4 of Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 16.82 acres
LOCATION	South of Longview Road and west of Anderson Road
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Low Density Residential (County)
South:	Low Density Residential (County)
East:	Limited Agriculture District (County)
West:	Limited Agriculture District (County)
PUBLIC UTILITIES	septic system and well
DATE OF APPLICATION	03/28/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Layout Plat be continued to the August 22, 2002 Planning Commission meeting to allow the applicant time to submit a revised Layout Plat.

GENERAL COMMENTS: **This item was continued from the June 20, 2002 Planning Commission meeting. (Updates to the staff report are shown in bold.)** The applicant has submitted this Layout Plat to reconfigure the lot lines on two existing lots. The subject property is located on the west side of Anderson Road approximately one-quarter mile south of the intersection of Anderson Road and Longview Drive. The property is located in the City's three mile platting area. The two existing parcels to be replatted include Lot 4 – a 1.28 acre parcel fronting on Anderson Road and a larger 15.54 acre parcel – Lot 5 located to the west. Lot 5 has a flagpole configuration with a twenty five foot wide frontage onto Anderson Road. There are single-family homes currently located on both lots. The Layout Plat proposes to replat Lot 4 by moving the west lot line west approximately 240 feet and

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moving the flagpole portion of Lot 5 south between proposed Lot 4 and existing Lot 1.

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 as part of the Layout Plat review 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 special exception, whichever is applicable.

STAFF REVIEW: Staff has reviewed this proposed Layout Plat and has identified numerous concerns which need to be addressed by the petitioner before the Preliminary and Final Plat application is made to the City.

Land Uses: As mentioned previously, there is one single-family home currently located on each lot. It appears that the reconfiguration of the lot lines as proposed by this Layout Plat will result in both homes being located on proposed Lot 4 Revised. Pennington County Zoning regulations prohibit more than one principal building on a residentially zoned lot. Staff is recommending that the applicant submit a site plan showing the location of the existing dwellings and other improvements such as driveway locations on the property to verify that with the lot configuration proposed by this Layout Plat each dwelling will be located on a separate lot and that other improvements meet City standards. The requested site plan was submitted on May 27, 2002. The site plan shows that as currently configured, the two existing dwellings will be located within the boundary of proposed Lot 4 Revised. **The applicant has indicated that a revised Layout Plat will be submitted that reconfigures the property lines to provide a separate lot for each dwelling and a 14 acre tract.**

Subdivision Improvements: The platting of property within the City's three-mile platting jurisdiction necessitates the construction of subdivision improvements in accordance with the City's Subdivision Ordinance and the adopted Street Design Criteria Manual. Plans for these subdivision improvements must be submitted along with the petitioner's Preliminary Plat application. The improvements must either be constructed or financial surety posted for them prior to the City approving any Final Plat for the subject property. The platting of the two lots as proposed in this Layout Plat will require the installation of curb and gutter, sidewalk, street light conduit, water and dry sewer along the Anderson Road frontage. The applicant has the option of applying for a Subdivision Variance to any or all of these required subdivision improvements.

Water/Wastewater Issues: As noted there is no central water system or sewer system available to the subject property. The property is located outside of the Rapid Valley Water and Sanitary District. Upon submittal of the Preliminary Plat, the petitioner will need to submit location information and other applicable data for any proposed water and wastewater improvements.

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Access easement: The Layout Plat identifies a 66 foot wide access easement of record adjacent to Anderson Road extending 290.91 feet west along the south lot line of proposed Lot 5 Revised. The current plat of this subdivision does not reflect this access easement. Staff is requesting that the applicant provide documentation identifying the recording of this easement. **To date, the requested documentation has not been submitted.** The City of Rapid City Subdivision Regulations require that prior to Preliminary Plat approval the applicant must either submit plans for the required subdivision improvements within the access easement or request a variance to the Subdivision Regulations waiving the construction of the improvements. In this case the applicant could also vacate the existing access easement as a part of the Final Plat of this property.

Right Of Way: Anderson Road is classified as an arterial street on the adopted Major Street Plan. The Street Design Criteria Manual requires a minimum right of way width of 100 feet. Currently, 66 feet of right of way is dedicated along the Anderson Road frontage. Staff is requesting that the applicant revise the plat to show the dedication of 17 feet of additional right of way along the Anderson Road frontage. **As of July 15, 2002, the plat has not been revised to provide the additional right of way along the Anderson Road frontage.**

Zoning Classification: The Pennington County Planning Department has noted that the west portion of proposed Lot 4 Revised is currently zoned Limited Agriculture Zoning District. The Pennington County Zoning Regulations require a minimum lot size of ten acres for lots zoned Limited Agriculture Zoning District. Prior to approval of the Final Plat by the City Council, the petitioner must apply for and receive Pennington County Commission approval of a rezoning of that portion of proposed Lot 4 Revised to Suburban Residential Zoning District.