

STAFF REPORT

January 9, 2003

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**No. 02PL127 - Layout Plat**

**ITEM 8**

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GENERAL INFORMATION:

PETITIONER	Precision Surveying for Bill Marx
REQUEST	<b>No. 02PL127 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 2 and the north 40 feet of Lot 3 in Block B of Canyon Lake Heights Subdivision, located in the NW1/4 of Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A and B in Block B of Canyon Lake Heights Subdivision, located in the NW1/4 of Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.70 acres
LOCATION	4730 Cliff Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Park Forest District w/Planned Development Designation
PUBLIC UTILITIES	None
DATE OF APPLICATION	12/13/2002
REPORT BY	Tom Kurtenbach

RECOMMENDATION:

Staff recommends that the Layout Plat be continued to the January 23, 2003 Planning Commission meeting to allow the applicant time to submit additional information.

GENERAL COMMENTS: The applicant is proposing to split a 1.70 acre parcel into two lots. The property is located west of Cliff Drive and north of Ridge Drive. A single family residence is located on the property. The lot and surrounding area is semi-wooded. Currently, City water service is available in this area.

STAFF REVIEW:

Site Plan: The site plan submitted by the applicant does not identify existing and proposed

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septic tank locations and drainfield easements. The locations of the percolation testing and soil profile borings shall also be identified on the site plan. Additionally, the section line highway to the west of proposed Lot A, the existing and proposed driveways to the subject property, and driveways to adjacent properties and properties located east of Cliff Drive need to be identified on the site plan.

Water/Sewer: The site plan submitted indicates that a water well exists on proposed Lot B, but does not identify a well on proposed Lot A. The South Dakota Department of Environment and Natural Resources regulations specify that a property with a well is required to be a minimum of one acre in size. If the well is intended to serve both lots, the minimum size for Lot A is 20,000 square feet. Additionally, the water distribution line to proposed Lot A shall be identified on the site plan, and a well sharing agreement shall be submitted for review and shall be filed with the Final Plat. Staff recommends that the site plan be revised to address these water/wastewater issues.

According to Chapter 17 of the Rapid City Municipal Code, dwellings and accessory buildings not served by a sanitary sewer system require a lot area of not less than one acre. However, if adequate soil percolation is demonstrated, a minimum lot area of 20,000 square feet is permitted.

On the revised site plan, the applicant shall identify the well and distribution lines in relation to the existing and proposed septic systems on the lots, including septic tanks and drainfields. The South Dakota Department of Environment and Natural Resources regulations require a minimum 150 foot separation from a water well to a septic system drainfield. The site plan will need to document compliance with this requirement.

Access: The site plan does not identify the existing and proposed access points to the proposed lots from Cliff Drive. These driveway locations in addition to those referenced in the Site Plan Section above need to be identified on the site plan.

Drainage: The source of the topographic information submitted by the applicant is unknown and needs to be identified. Topography utilizing the City benchmark system shall be submitted with the revised site plan. For Layout Plat, a conceptual drainage plan shall be submitted demonstrating that physical and legal concerns resulting from the proposed increased developmental density are being addressed. Upon Preliminary Plat submittal, a storm water plan shall be submitted identifying potential impacts downstream. The plan shall identify on-site storm water detention if needed.

Section Line Highway: A section line highway is located along the west property line of proposed Lot A. Planning Staff reviewed the plat document recorded by the Pennington County Register of Deeds on July 23, 1952 to verify whether the section line highway had been vacated. The plat document did not indicate that the section line highway had been vacated. The subject property was platted prior to annexation into the City of Rapid City. Because the section line highway had not been previously vacated, and the subject property had been platted prior to annexation, the section line highway remains valid.

The Subdivision Regulations require that at the time of platting the section line highway

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must be improved, a Subdivision Regulation Variance must be obtained to waive the requirement for improvements of that portion of the section line highway adjacent to the proposed subdivision or the section line highway that lies within the subject property may be vacated on the proposed plat. If the applicant proposes to vacate the section line highway, the vacation petition must be completed and submitted to Staff for review prior to Preliminary Plat submittal.

Cliff Drive/Access to Proposed Lot A: Cliff Drive abuts the east property line of the subject property. Currently, Cliff Drive is classified as a local street on the Major Street Plan, and has an asphalt surface, but is absent of sidewalks, curb and gutter, sewer, water, and street lights. The Subdivision Regulations require that at the time of platting the abutting streets shall be improved to City standards, or a Subdivision Regulation Variance shall be obtained to waive the requirement for improvements.

The site plan submitted does not identify the access points to the proposed lots. If access to proposed Lot A will be provided by an access easement, the road constructed within the access easement shall meet the Street Design Criteria Manual specifications.

Fire Department: The Fire Department has identified the property as a moderate/high wild fire hazard area. The applicant shall provide a Wildland Fuels Mitigation Plan for review and approval by the Rapid City Fire Department. Additionally, the applicant shall identify a water line, fire hydrant, and turn-around servicing proposed Lot A meeting Uniform Fire Code requirements. Prior to Final Plat approval by the City Council, the applicant shall post street signs identifying addresses of each proposed lot to be approved by the Fire Department. The applicant shall demonstrate that the access grade to the proposed lots does not exceed 12 percent, and that driveway grades shall not exceed 16 percent, or a note shall be placed on the plat stating, "Buildings on any lots having driveways exceeding 16% slope shall be equipped with an automated residential sprinkler system subject to approval by the Rapid City Fire Department".