

STAFF REPORT

April 24, 2003

No. 03PL033 - Layout Plat

ITEM 8

GENERAL INFORMATION:

PETITIONER	Lyle and Bernadette Johnson
REQUEST	No. 03PL033 - Layout Plat
EXISTING LEGAL DESCRIPTION	S1/2 S1/2; N1/2 NW1/4 SW1/4; SE1/4 NW1/4 SW1/4, Section 4, T1S, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot B of Lazy A Subdivision, Section 4, T1S, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 30 acres
LOCATION	2.25 miles south of Rapid City on South Highway 79
EXISTING ZONING	Limited Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Limited Agriculture District
East:	General Agriculture District
West:	Limited Agriculture District
PUBLIC UTILITIES	Private on-site water and wastewater
DATE OF APPLICATION	03/25/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Layout Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Upon submittal of a Preliminary Plat, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show a drainfield easement for the existing drainfield and a reserve drainfield easement for the future location of a replacement drainfield;
2. Upon submittal of a Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be submitted for review and approval. If the

STAFF REPORT

April 24, 2003

No. 03PL033 - Layout Plat

ITEM 8

- existing on-site well continues to serve as the water source for the proposed lot, then the applicant shall demonstrate that the well provides adequate domestic water flows;
3. Upon submittal of a Preliminary Plat, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. In particular, complete street design plans shall be submitted showing the location of utilities, storm drainage, curb, gutter, street light conduit, sidewalk and pavement improvements for all adjacent roadways;
 4. Upon submittal of a Preliminary Plat, a complete drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to show drainage easements as needed;
 5. Upon submittal of a Preliminary Plat, road construction plans for the access easement located along the north lot line shall be submitted for review and approval. In particular, the forty foot wide access easement shall be revised to provide a minimum access width of 45 feet as required by the Street Design Criteria Manual. In addition, the road shall be constructed as a lane/place road with curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 6. Upon submittal of a Preliminary Plat, the applicant shall demonstrate legal access to the unplatted balance located south of the subject property. If an access easement is to be granted across the proposed lot, then complete road construction plans for the access easement shall be submitted upon submittal of the Preliminary Plat or a Variance to the Subdivision Regulations shall be obtained;

South Dakota Department of Transportation Recommendation:

7. Prior to Preliminary Plat approval by the City Council, an approach permit shall be obtained for the existing and/or proposed access points located along S.D. Highway 79;

Register of Deed's Office Recommendation:

8. Prior to Final Plat approval by the City Council, the plat document shall be revised to read "Lot A" instead of "Lot B" as currently proposed;

Urban Planning Division Recommendations:

9. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
10. Prior to Final Plat approval by the City Council surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to create a 30 acre lot from a 190 acre parcel leaving a 160 acre unplatted balance. The property is located approximately 2.25 miles south of Rapid City on the east side of S.D. Highway 79. Currently, a single family residence, a work shop and a barn are located on the property.

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

STAFF REPORT

April 24, 2003

No. 03PL033 - Layout Plat

ITEM 8

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 that is provided. All specific details of the subdivision may not be addressed 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 a special exception, whichever is applicable.

STAFF REVIEW:

Staff has reviewed the Layout Plat and has identified the following considerations:

Water: The Engineering Division has indicated that a water plan must be submitted for review and approval. The property is currently served by an on-site well. If the existing on-site well is to be used as the water source for the proposed lot, then the applicant must demonstrate that the well provides adequate domestic water flows. Staff is recommending that the water flow information be submitted for review and approval upon Preliminary Plat submittal.

Sewer: The Engineering Division has indicated that a sewer plan must be submitted for review and approval. Currently, a septic tank and a drainfield serve the property. As such, the plat document must be revised to show a drainfield easement for the existing drainfield and a reserve drainfield easement for the future location of a replacement drainfield. Staff is recommending that the plat document be revised as identified prior to City council approval of the Final Plat.

Non-access Easement: Currently, a forty foot wide access easement serves as legal access to the proposed lot. The road is classified as a lane/place road requiring that it be constructed with a minimum 45 foot wide right-of-way and a 20 foot wide paved surface, curb, gutter sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. Staff is recommending that upon submittal of the Preliminary Plat, road construction plans for the access easement be submitted as identified or a Variance to the Subdivision Regulations be obtained prior to City Council approval of the Preliminary Plat.

Staff is also recommending that the applicant demonstrate access to the unplatted balance upon submittal of the Preliminary Plat. If an access easement is to be granted across the proposed lot, then complete road construction plans for the access easement must be submitted upon submittal of the Preliminary Plat or a Variance to the Subdivision Regulations must be obtained.

Drainage: The Engineering Division has indicated that a drainage plan must be submitted for review and approval. In addition, the plat document must be revised to show drainage easements as needed.

Staff believes that the proposed plat complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.