

STAFF REPORT

May 8, 2003

No. 03PL031 - Preliminary and Final Plat

ITEM 6

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers for the North Haines Volunteer Fire Department
REQUEST	No. 03PL031 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	A tract of land located in the SE1/4 of the SE1/4 of Section 18, T2N, R8E, BHM, Pennington County, South Dakota, more fully described as follows: Beginning at the southeast corner of said Section 18, T2N, R8E, BHM, Pennington County, South Dakota; thence, westerly along the southerly section line of said Section 18, a distance of 333 feet, more or less; thence, northerly and parallel to the easterly section line of said Section 18, a distance of 350 feet, more or less; thence, easterly and parallel to the southerly section line of said Section 18, a distance of 333 feet, more or less, to a point on the easterly section line of said Section 18; thence, southerly along the easterly section line, a distance of 350 feet, more or less, to the point of beginning
PROPOSED LEGAL DESCRIPTION	Lot 1, North Haines II Subdivision, located in the SE1/4 SE1/4 of Section 18, T2N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.68 acres
LOCATION	At the intersection of Country Road and 143rd Avenue
EXISTING ZONING	General Agriculture District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	Limited Agriculture District (County)
East:	Limited Agriculture District (County)
West:	General Agriculture District (County)
PUBLIC UTILITIES	None
DATE OF APPLICATION	03/18/2003
REPORT BY	Tom Kurtenbach

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RECOMMENDATION:

Staff recommends that the Layout, Preliminary and Final Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Final Plat approval by the City Council, the plat shall be revised to identify the dedication of an additional five feet of right of way along the 143rd Avenue, or the applicant shall demonstrate that the existing water line easement conflicts with the dedication of additional right of way;
2. Prior to Preliminary Plat approval by the City Council, the applicant shall submit information regarding the proposed water supply for the development. Information should include aquifer, depths and production flow rates;
3. Prior to Preliminary Plat approval by the City Council, the applicant shall identify two drainfield locations for the subject property. Soil percolation data shall be submitted for review and approval. If an evapotranspiration system is proposed, plans prepared by a Registered Professional Engineer shall be submitted for review and approval;
4. Prior to Final Plat approval by the City Council, the plat shall be revised to identify a 36 feet wide access point along Country Road;

Pennington County Register of Deeds Recommendation:

5. Prior to Final Plat approval by the City Council, the plat shall be revised to identify the name of the subdivision as North Haines Subdivision;

Pennington County Emergency Services Coordination Center Recommendations:

6. Prior to Final Plat approval by the City Council, the plat shall be revised to identify 143rd Street as 143rd Avenue;

Pennington County Highway Recommendations:

7. Prior to Final Plat approval by the City Council, the applicant shall obtain a variance from the Pennington County Board of Commissioners to allow two access points to the subject property;
8. Prior to Preliminary Plat approval by the City Council, the drainage plan shall be approved;

Urban Planning Division Recommendations:

9. Prior to Final Plat approval by the City Council, the plat shall be revised to include the Finance Officer special assessment certificate;
10. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
11. 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: (Updates to the staff report are shown in bold.) This item was

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continued from the April 24, 2003 Planning Commission meeting. The applicant has submitted a Preliminary and Final Plat to subdivide a 2.06 acre tract out of an existing 150 acre parcel. The subject property is located within Rapid City's three-mile platting jurisdiction in the northwest quadrant of the intersection of Country Road and 143rd Avenue, and is the proposed location of the North Haines Volunteer Fire Department fire station. The Layout Plat (File # 02PL046) of the subject property was approved with stipulations by the City Council on June 17, 2002.

As a companion item to Layout Plat, the applicant submitted a Subdivision Regulations Variance request to waive the requirement to install sidewalk, curb and gutter, street lights, dry sewer and water mains along the frontage of the subject property (File # 02SV026). On December 16, 2002, the City Council approved the Subdivision Regulations Variance with the stipulation that the applicant submit a signed waiver of right to protest future assessments for the installation of these subdivision improvements.

STAFF REVIEW: Staff has reviewed the Preliminary and Final Plat and has noted the following considerations:

Zoning: The Pennington County Planning Department has noted that the property is currently zoned General Agriculture District. The General Agriculture Zoning District does not allow a two acre lot size. The Pennington County Planning Department staff indicated that in 2002, the applicant was granted a Variance to the Pennington County Zoning Ordinance to allow the two acre lot. The Rapid City Future Land Use Plan identifies the subject property as Neighborhood Commercial with a Planned Commercial Development designation.

Drainage Plan: **On April 28, 2003, the applicant submitted additional storm water drainage information, and discussed the newly submitted information with the Engineering staff. The Engineering Division has indicated that the newly submitted drainage information has been reviewed, and does identify on-site storm water management. Also, storm water flows from the site will be maintained at pre-developed flows.**

Fire Department: The Fire Department recommends that the applicant provide design plans that show that the water system can provide the minimum fire flows required during and after construction at the subject property. The Fire Department has also noted that the applicant should take into consideration the requirements of NFPA 1500 and 1201 and include a fire sprinkler system, smoke detectors and carbon monoxide detectors in work, sleeping and general storage areas when designing the proposed fire station.

City water is currently located approximately one mile west of the subject property. Fire Department staff recommends that the subject property be serviced by City water when it becomes available in this area.

Pennington County Emergency Services Coordination Center: The plat identifies the north-south street abutting the subject property as 143rd Street. The Emergency Services

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Coordination Center staff has requested that this street name be revised to read 143rd Avenue. Prior to Final Plat approval by the City Council, the plat shall be revised to identify 143rd Street as 143rd Avenue.

Pennington County Register of Deeds: The subdivision name selected by the applicant is North Haines II Subdivision. The Pennington County Register of Deeds staff indicates that the name North Haines Subdivision needs to exist prior to the North Haines II Subdivision. Staff recommends that prior to Final Plat approval by the City Council, the plat be revised to identify the name of the proposed subdivision as North Haines Subdivision.

Utilities: City water and sewer are currently located approximately one mile west of the subject property. 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. A plat note identifying groundwater protection issues is required when onsite wastewater disposal is proposed.

The wastewater information required includes the location of all areas acceptable for septic tanks and drainage fields, soil types, profile of the soil to a depth of bedrock, impervious material or groundwater and the location of percolation test holes and results of percolation tests. The Pennington County staff has requested that prior to Final Plat approval by the City Council, a septic reserve area must be identified on the plat.

Access: The site plan submitted with the Layout Plat request identified the location of two access points to the subject property, one access from Country Road and one from 143rd Avenue. Pennington County Ordinance 14, Specifications for County Roads and Approaches states ..."that only one approach shall be allowed to each tract or parcel of land". **Pennington County Highway staff has indicated that approval of two access points to the subject property must be approved by the Pennington County Board of Commissioners. Staff recommends that prior to Final Plat approval, the applicant obtain a variance from the Pennington County Board of Commissioners to allow two access points to the subject property.**

Right Of Way: Country Road is classified as an arterial road on the 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 Country Road is 66 feet. The Preliminary and Final Plat identifies the dedication of an additional 17 feet of right of way along the Country Road frontage. The property also abuts 143rd Avenue which is classified as a collector street on the Major Street Plan requiring a minimum right of way width of 76 feet. Currently, the right of way of 143rd Avenue is 66 feet. A stipulation of approval for Layout Plat approval stated that at Preliminary Plat submittal, the plat shall identify five feet of additional right of way. Another five feet of right of way will be obtained when the property on the east side of 143rd Avenue is platted. The Preliminary and Final Plat submitted by the applicant does not identify the required additional five feet of right of way.

A 50 foot water line easement is identified along the east property line of the subject property. An easement document was submitted by the applicant on April 29, 2003.

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The applicant has indicated her belief that an additional five feet of right of way along 143rd Avenue can not be dedicated in the same area as the water line easement. Staff recommends that prior to Final Plat approval by the City Council, the plat shall be revised to identify the dedication of an additional five feet of right of way along the 143rd Avenue, or the applicant shall demonstrate that the existing water line easement conflicts with the dedication of additional right of way.

Air Quality Permit: The applicant should be aware that an air quality permit is required for the subject property if one acre or more of land will be disturbed during construction. Permits may be obtained through the City Planning Department.

Plat Certificates: The Finance Officer certificate acknowledging the verification of special assessment(s) on the subject property is not included on the submitted plat document. Staff recommends that prior to Final Plat approval by the City Council, the plat shall be revised to include the Finance Officer certificate.

SDCL 11-6-19 Review: The applicant has indicated that the subject property will be the future location of the North Haines Volunteer Fire Station. South Dakota Codified Law requires Planning Commission approval for the construction of a public facility within the area covered by the Rapid City Comprehensive Plan. The applicant will need to obtain approval from the Rapid City Planning Commission for the construction of the proposed fire station pursuant to the provisions of SDCL 11-6-19.

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