

STAFF REPORT

June 26, 2003

No. 03PL061 - Layout Plat

ITEM 12

GENERAL INFORMATION:

PETITIONER	Richard and Gladys Bray
REQUEST	No. 03PL061 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot B of Lot 3, Feay Reder Subdivision located in the NE1/4 Section 36, T1N, R6E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A and B of Lot 3, Feay Reder Subdivision, located in the NE1/4 Section 36, T1N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.89 acres
LOCATION	9470 Sheridan Lake Road
EXISTING ZONING	Suburban Residential District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Suburban Residential District
East:	Suburban Residential District
West:	Suburban Residential District
PUBLIC UTILITIES	Septic Tank and Community Well
DATE OF APPLICATION	05/21/2003
REPORT BY	Jeff Marino

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 and proposed drainfield and a reserve drainfield easement for the future location of a replacement drainfield on each lot;
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

STAFF REPORT

June 26, 2003

No. 03PL061 - Layout Plat

ITEM 12

- approval or a Variance to the Subdivision Regulations shall be submitted for review and approval. In addition, the plat document shall be revised to show the location of the community well system. If the well is to be used as a community water source for the two proposed lots, then a well agreement shall be submitted for review and approval and 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 Sheridan Lake Road shall be submitted for review and approval. In particular, an additional 17 feet of right-of-way shall be dedicated for that portion of Sheridan Lake Road that abuts the subject property. In addition, the road shall be constructed as a principal arterial street with curb, gutter, sidewalk, street light conduit, water sewer or a Variance to the Subdivision Regulations shall be obtained;
 6. The applicant shall verify that there is 25 feet of separation between the existing water line and the proposed septic tanks and reserved drainfield;
 7. The applicant shall construct the section line highway or obtain a Variance to the Subdivision standards;

Transportation Planning Division Recommendations:

8. Upon submittal of a Preliminary Plat, the applicant shall submit a plat showing the elimination of one of the two approaches and shall submit a plat showing one approach with a shared access easement no more than 40 feet wide by 40 feet deep, or a special exception shall be obtained for the two approaches and an approach permit shall be obtained from the County Highway Department;
9. The Preliminary Plat shall show all approaches on adjacent properties;

Urban Planning Division Recommendations:

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: The applicant has submitted a Layout Plat to subdivide a 2.894 acre parcel into a two lots. One lot with the existing structure is proposed to be 1.75 acres in size and the other lot with the proposed structure is proposed to be 1.13 acres in size. The property is located on the north side of Sheridan Lake Road and west of Norseman Lane and Peregrine Point Place, approximately 922.1 feet.

STAFF REPORT

June 26, 2003

No. 03PL061 - Layout Plat

ITEM 12

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 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. If the community water source is to be utilized for the two lots, then a well agreement must be submitted for review and approval. In addition, the applicant must demonstrate that the well provides adequate domestic water flows for the two proposed residential lots.

Sewer: The Engineering Division has indicated that a sewer plan must be submitted for review and approval. In addition, a site plan must be submitted showing the location of the existing septic tank and drainfield. Upon submittal of a Preliminary Plat, the plat document must be revised to show a drainfield easement for the existing and proposed drainfields. The Pennington County Planning Department has recommended that the plat document provide a reserve drainfield easement for the future location of a replacement drainfield on each lot.

Sheridan Lake Road: Sheridan Lake Road is located along the south lot line of the existing lot and the proposed flagpole lot. Sheridan Lake Road is classified as a principal arterial street on the Major Street Plan requiring a minimum 100 foot wide right-of-way. Currently, Sheridan Lake Road has a dedicated 66 foot right-of-way width. Upon submittal of a Preliminary Plat, the plat document must be revised to dedicate an additional 17 feet of right-of-way for that portion of Sheridan Lake Road that abuts the subject property. In addition, the applicant must submit construction plans showing the improvement of Sheridan Lake Road with curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations must be obtained.

Section Line Right of Way: Section Line Right of Way abuts the rear lot lines of both proposed lots. All right of ways abutting any proposed platting must be constructed to City of Rapid City Street Design Criteria. The applicant shall submit construction plans for the abutting Section Line Right of Way or obtain a Variance to waive the requirement to construct this portion of the section line right of way to City of Rapid City Street Design Criteria. Staff notes that this portion of the Section Line Right of Way services National Forest Property, and State Law SDCL 31-18-3 does not allow the vacation of the section line right of way adjacent to public lands. In addition, it should be noted that a minimum 58 foot setback is

STAFF REPORT

June 26, 2003

No. 03PL061 - Layout Plat

ITEM 12

required by both Pennington County and Rapid City from all section line right of way lines.

Drainage: The Engineering Division and the Pennington County Drainage Engineer have indicated that a drainage plan must be submitted for review and approval. In particular, the drainage plan must demonstrate the adequacies of existing drainage facilities and/or the need for drainage facility improvements. 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.