

STAFF REPORT

November 6, 2003

No. 03PL103 - Layout Plat

ITEM 14

GENERAL INFORMATION:

PETITIONER	James E. Martin
REQUEST	No. 03PL103 - Layout Plat
EXISTING LEGAL DESCRIPTION	The south 395.8 feet of the north 737.7 feet of the unplatted portion of the NW1/4SE1/4 Section 26, T2N, R7E, BHM, Rapid City, Pennington County South Dakota; and, the east 720 feet of the south 197.9 feet of the north 935.6 feet of the unplatted portion of the NW1/4SE1/4 of Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2, Macdonald Subdivision, Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 12 acres
LOCATION	1840 Tranquil Trail
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	Low Density Residential District
West:	General Agriculture District
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	10/09/2003
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 the Preliminary Plat, detailed topographic information shall be submitted for review and approval;
2. Upon submittal of the Preliminary Plat, a drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to show drainage easements as

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- needed;
3. Upon submittal of the 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. In addition, the plat document shall be revised to show the location of the on-site well. 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;
 4. Upon submittal of the 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;
 5. Upon submittal of the Preliminary Plat, road construction plans for Tranquil Trail shall be submitted for review and approval. In particular, Tranquil Trail, an existing 66 foot wide public access easement, shall be constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show Tranquil Trail as a minimum 52 foot wide right-of-way, or a Special Exception shall be obtained to allow an easement to serve more than four lots;
 6. Upon submittal of the Preliminary Plat, road construction plans for Blue Jay Drive shall be submitted for review and approval. In particular, Blue Jay Drive, an existing 66 foot wide private access easement, shall be constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show Blue Jay Drive as a 66 foot wide private access and public utility easement;
 7. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;

Fire Department Recommendations:

8. Upon submittal of the Preliminary Plat, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval;
9. All Uniform Fire Codes shall be continually met;

Urban Planning Division Recommendations:

10. Prior to Final Plat approval by the City Council, the property shall be rezoned from General Agriculture to Park Forest District;
11. Upon submittal of the Preliminary Plat, the plat document shall be revised increasing the size of proposed Lot 2 from 43,500 square feet to a minimum of three acres in order to meet the minimum lot size requirement of the Park Forest District;
12. Upon submittal of the Preliminary Plat, a structural site plan showing all existing development including the location of the well and wastewater system shall be submitted

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- for review and approval; and,
13. 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 reconfigure two properties into two lots sized, 3.271 acres and 12 acres, respectively. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to improve a 66 foot wide public access easement and a 66 foot wide private access easement currently located on the subject property. (See companion item #03SV042.)

The property is located at the southern terminus of Tranquil Trail. Currently, a single family residence is located on proposed Lot 2 and proposed Lot 1 is void of any structural development.

STAFF REVIEW:

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

Zoning: The two lots are currently 12 acres and 3.271 acres in size, respectively, and are zoned General Agriculture District. The General Agriculture District requires a minimum lot size of 20 acres for a residential use. A single family residence is currently located on the existing 12 acre lot; however, the residential use is currently legal non-conforming. (As previously indicated, the 3.271 acre lot is currently void of any structural development.) Upon platting of the property, the residential use located on the 12 acre lot will no longer be legal nonconforming. As such, the property must be rezoned to allow residential use(s) on both properties. The Long Range Comprehensive Plan identifies the appropriate use of the property as Park Forest. The Park Forest District requires a minimum lot size of three acres. As such, staff is recommending that upon submittal of the Preliminary Plat, the plat document be revised to provide a minimum three acre lot for each of the two lots. In addition, prior to Final Plat approval, the property must be rezoned from General Agriculture District to Park Forest District.

Structural Site Plan: Upon submittal of the Preliminary Plat, a structural site plan must be submitted for review and approval. In particular, the site plan must show the location of the residence and the on-site wastewater and water system(s).

Topographic Information and Drainage Plan: The Engineering Division has indicated that detailed topographic information and a drainage plan must be submitted for review and approval. In addition, the Engineering Division has indicated that the plat document must be revised to show drainage easements as necessary. Staff is recommending that the detailed topographic information and drainage plan be submitted upon submittal of the Preliminary Plat.

Water and Wastewater: As previously indicated, the existing single family residence located on

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proposed Lot 2 is served by a private well and an on-site wastewater system. The Engineering Division has indicated that upon submittal of the Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval or a Variance to the Subdivision Regulations must be submitted for review and approval. In addition, the plat document must be revised to show the location of the on-site well. If the well is to be used as a community water source for the two proposed lots, then a well agreement must be submitted for review and approval and the applicant must demonstrate that the well provides adequate domestic water flows.

The Engineering Division has also indicated that upon submittal of the Preliminary Plat, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must 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.

Tranquil Trail: Tranquil Trail extends south from Harmony Heights Lane and serves as legal access to the subject property. Currently, Tranquil Trail is a 66 foot wide public access easement and is constructed with an approximate 12 foot wide gravel and dirt mixed surface. Tranquil Trail is classified as a lane place street requiring that the road be constructed with a minimum 49 foot right-of-way and a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

The Street Design Criteria Manual also states that an access easement may not serve more than four lots. Tranquil Trail currently serves as access to six lots. As such, upon submittal of the Preliminary Plat, the plat document must be revised to show Tranquil Trail as dedicated right-of-way, or a Special Exception must be obtained to allow an easement to serve more than four lots.

Blue Jay Drive: Currently, Blue Jay Drive is a 66 foot wide private access easement and extends west from Harmony Heights Lane through the eastern portion of the subject property. To date, a majority of Blue Jay Drive, including that portion located on the subject property, has not been constructed. Blue Jay Drive is classified as a lane place street requiring that the road be constructed with a minimum 49 foot right-of-way and a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants will be required as per City and Uniform Fire Code or a Variance to the Subdivision Regulations must be obtained to waive the requirement to install City water to the site. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction.

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Staff believes that this proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.