

STAFF REPORT

March 4, 2004

No. 04PL007 - Preliminary Plat

ITEM 16

GENERAL INFORMATION:

PETITIONER	Davis Engineering, Inc. for Stath Mantzeoros
REQUEST	No. 04PL007 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 2 of Buffalo Corral Subdivision located in the NE1/4 of the SE1/4, Section 28, T1N, R9E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot A of Lot 2 and Lot B of Lot 2 of Buffalo Corral Subdivision located in the NE1/4 of the SE1/4, Section 28, T1N, R9E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 22.24 acres
LOCATION	The southeast end of the Rapid City Regional Airport runway
EXISTING ZONING	Limited Agriculture District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	Limited Agriculture District (County)
East:	General Agriculture District (County)
West:	General Agriculture District (County)
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	02/06/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, construction plans for Lonetree Road shall be submitted for review and approval. In particular, the construction plans shall identify a minimum 24 foot wide paved surface with curb, gutter, street light conduit, water sewer or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, construction plans for the section line highway shall be submitted for review and approval. In particular, the construction plans shall show the section line highway as a minor arterial street with a minimum 36 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance

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- to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised dedicating 17 additional feet of right-of-way along the section line highway;
3. Prior to Preliminary Plat approval by the City Council, construction plans for an east-west collector street through the southern half of Lot B of Lot 2 as per the City Major Street Plan shall be submitted for review and approval. In particular, the construction plans shall show the collector street located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 4. Prior to Preliminary Plat approval by the City Council, percolation information prepared by a Professional Engineer shall be submitted for review and approval. In addition, the report shall identify the depth to seasonal high ground water and general suitability of the site for the proposed on-site wastewater system;
 5. Prior to Preliminary Plat approval by the City Council, the water source shall be identified. If a shared well is proposed than it shall be designed as a public water system or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show utility easement(s) as needed;
 6. Prior to Preliminary Plat approval by the City Council, a complete site plan shall be submitted for review and approval. In particular, the site plan shall show the location of the existing water source and identify the setbacks from the proposed common lot line and the additional dedicated right-of-way to the existing structures;
 7. Prior to Preliminary Plat approval by the City Council, topographic information along the drainage area located in the western portion of the subject property shall be submitted for review and approval. In addition, the plat document shall be revised to show drainage easements as needed;
 8. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 9. A Special Exception is hereby granted to allow a 1,350 foot long cul-de-sac with no intermediate turnarounds in lieu of a maximum 1,200 foot long cul-de-sac with intermediate turnarounds every 600 feet as per the Street Design Criteria Manual;
 10. Upon submittal of the Final Plat, the plat document shall be revised eliminating the note "Building Restrictions: Per Zoning Requirements". In addition, a note shall be placed on the plat document stating that "An alternate drainfield area shall be identified upon submittal of a building permit";
 10. Upon submittal of the Final Plat, 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 Preliminary Plat to subdivide a 22.2 acre parcel into two lots sized 10.10 acres and 12.10 acres, respectively. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to construct curb, gutter street light conduit, water, sewer and pavement along Lonetree Drive, a section line highway and an east-west collector street. (See companion item #04SV006.)

The property is located at the northern terminus of Lonetree Road. Currently, a residence

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and accessory structures are located on proposed Lot A of Lot 2 and two barns are located on proposed Lot B of Lot 2.

STAFF REVIEW:

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

Lonetree Road: Lonetree Road serves as legal access to the subject property. Lonetree Road is classified as a lane place street requiring that the street be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Currently, Lonetree Road is located in a 44.5 foot wide right-of-way and constructed with an approximate 24 foot wide graveled surface. Prior to Preliminary Plat approval by the City Council, the road construction plans must be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

Lonetree Road is constructed as an approximate 1,350 foot long cul-de-sac. As such, the applicant has requested a Special Exception to allow a cul-de-sac in excess of 1,200 feet without intermediate turnarounds every 600 feet as per the Street Design Criteria Manual. The Fire Department has indicated that the existing driveway(s) along Lonetree Road will serve as intermediate turnarounds, and, therefore, staff is recommending that the Special Exception be granted as requested.

Section Line Highway: An unimproved section line highway is located along the east lot line of the subject property. The section line highway is identified as a minor arterial street on the City's Major Street Plan requiring a minimum 100 foot wide right-of-way with a minimum 36 foot wide paved surface, curb, gutter, street light conduit, water and sewer. As such, prior to Preliminary Plat approval by the City Council, the road construction plans must be submitted as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to show the dedication of 17 additional feet of right-of-way.

Collector Street: The City's Major Street Plan identifies an east-west collector street located through the southern half of proposed Lot B of Lot 2. The collector street requires a minimum 76 foot wide right-of-way with a minimum 40 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Prior to Preliminary Plat approval, the road construction plans must be submitted as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to show the dedication of the 76 foot wide right-of-way.

Site Plan: The applicant has submitted an aerial drawing with the proposed common lot line as a site plan. However, it is not clear if the existing structures will maintain a minimum 25 foot wide setback from the proposed common lot line and the additional rights-of-way to be dedicated as identified above. As such, staff is recommending that a complete site plan be submitted for review and approval prior to Preliminary Plat approval by the City Council. In addition, the site plan must show the location of any on-site water source.

Water: The applicant has not indicated the water source for the proposed development. If an

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existing well is to serve both lots then it must be designed as a public water system as per the Subdivision Regulations or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document must be revised to show a utility easement for the water line as needed.

Wastewater: The applicant's site plan shows the location of the septic tank and drainfield serving the existing residence on proposed Lot A of Lot 2. The applicant has submitted a request to waive the requirement to provide percolation information on proposed Lot B of Lot 2. However, staff is recommending that percolation information prepared by a Professional Engineer be submitted for review and approval prior to Preliminary Plat approval by the City Council. In addition, the report must identify the depth to seasonal high ground water and general suitability of the site for the proposed on-site wastewater system.

Topographic Information: The applicant has submitted a request to waive the requirement to submit topographic information, except for the drainage area located along the west half of the property. Staff has approved the requested topographic information waiver. However, to date, the topographic information for the drainage area has not been submitted for review and approval. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the topographic information be submitted as identified. In addition, the plat document must be revised to provide drainage easements as needed.

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