

STAFF REPORT

March 25, 2004

No. 04PL012 - Layout Plat

ITEM 13

GENERAL INFORMATION:

PETITIONER	Gregory and Bonnie Josten
REQUEST	No. 04PL012 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lots 34 and 35 of Pinewood Estates, E1/2, NE1/4, Section 32, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.376 acres
LOCATION	3343 and 3341 Pinewood Drive
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	Community water/Private on-site wastewater
DATE OF APPLICATION	02/26/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat, road construction plans for Pinewood Drive shall be submitted for review and approval. In particular, the construction plans shall show Pinewood Drive 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 and sewer or a Variance to the Subdivision Regulations shall be obtained;
2. Upon submittal of a Preliminary Plat, road construction plans for Dunsmore Road shall be submitted for review and approval. In particular, the road construction plans shall show Dunsmore Road located in a minimum 100 foot wide right-of-way and constructed with a minimum 36 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 dedicating 17 additional feet of right-of-way along Dunsmore Road;
3. Upon submittal of a Preliminary Plat, percolation information prepared by a Professional

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- 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;
4. Prior to submittal of a Final Plat, all of the affected utility companies shall submit written documentation concurring with the proposed relocated common lot line or the plat document shall be revised retaining a utility easement as needed;
 5. Upon submittal of a Preliminary Plat, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 6. Upon submittal of a Preliminary Plat, a site plan showing all structural improvements, including lot lines, dimensions, approach location, adjacent right-of-way widths and setbacks shall be submitted for review and approval;
 7. Upon submittal of the Preliminary Plat, a note shall be placed on the plat document stating that "An alternate drainfield area shall be identified upon submittal of a building permit"; and,
 8. 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 Layout Plat to reconfigure two residential lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to construct curb, gutter, sidewalk, street light conduit, sewer and pavement along Dunsmore Road and Pinewood Drive as they abut the subject property. (See companion item #04SV008.)

The subject property is located in the northwest corner of the Pinewood Drive/Dunsmore Road intersection. Currently, a single family residence is located on each lot. In addition, a shed is located on the common lot line of the two properties. As such, the applicant is proposing to relocate the lot line approximately 37 feet south of its current location.

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 provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approval 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 Rapid City Municipal 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 noted the following considerations:

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STAFF REVIEW:

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

Structural Site Plan: The applicant has submitted an aerial site plan of the subject property showing the existing structures. However, the exact location of the structures in relation to the existing lot lines and the proposed relocated lot line can not be determined from the aerial site plan. As such, an accurate site plan must be submitted for review and approval upon submittal of a Preliminary Plat. In addition, the site plan must show lot lines dimensions, approach locations, adjacent right-of-way widths and setbacks. Staff is recommending that the site plan be submitted for review and approval as identified upon submittal of a Preliminary Plat.

Dunsmore Road: Dunsmore Road is located along the south lot line of the subject property and is classified as a principal arterial street on the City's Major Street Plan requiring that it be located in a minimum 100 foot wide right-of-way with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Dunsmore Road is located in a 66 foot wide right-of-way with a 27 foot wide paved surface. Upon submittal of a Preliminary Plat, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document shall be revised dedicating an additional 17 feet of right-of-way.

Pinewood Drive: Pinewood Drive is located along the east lot line of the subject property and 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, sidewalk, street light conduit, water and sewer. Currently, Pinewood Drive is located in a 66 foot wide right-of-way with an approximate 24 foot wide graveled surface and a community Colonial Pines Water District line. Upon submittal of a Preliminary Plat, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Wastewater: The applicant has indicated that a private wastewater system serves the two lots. As such, staff is recommending that percolation information prepared by a Professional Engineer be submitted for review and approval upon submittal of a Preliminary Plat. 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.

The Pennington County Planning Department has recommended that a note be placed on the plat document stating that "An alternate drainfield area shall be identified upon submittal of a building permit". Staff is recommending that the plat document be revised as identified prior to submittal of a Preliminary Plat.

Utilities: Currently, an eight foot wide minor drainage and utility easement is located along the common lot line between the two properties. As such, all of the affected utility companies must submit written documentation concurring with the proposed relocated common lot line

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or the plat document must be revised retaining a utility easement as needed.

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