

STAFF REPORT  
July 22, 2004

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**No. 04PL091 - Layout Plat**

**ITEM 37**

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GENERAL INFORMATION:

PETITIONER	Daniel P. Wegner
REQUEST EXISTING LEGAL DESCRIPTION	<b>No. 04PL091 - Layout Plat</b> Lot 4 of Tract 2 Revised, Cavern Crest Subdivision, Section 11, T1N, R6E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 4A and 4B of Tract 2 Revised, Cavern Crest Subdivision, Section 11, T1N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 14.14 acres
LOCATION	2680 Cavern Road
EXISTING ZONING	Limited Agriculture District
SURROUNDING ZONING	
North:	Limited Agriculture District
South:	Limited Agriculture District
East:	Limited Agriculture District
West:	Low Density Residential District
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	06/21/2004
REVIEWED BY	Renee Catron-Blair / Sig Zvejnieks

RECOMMENDATION:

Staff recommends that the Layout Plat be denied without prejudice to allow the applicant time to rezone the property through the Pennington County Planning Department.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide a 14 acre lot into two lots, sized approximately six acres and eight acres respectively. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, water, sewer and pavement along Cavern Road as it abuts the subject property. (See companion item #04SV040.) The applicant has also submitted a Special Exception to allow more than four lots to access via an easement and a Special Exception to allow an approximate 2,500 foot long cul-de-sac without any intermediate turnarounds in lieu of a maximum 1,200 foot long cul-de-sac with intermediate turnarounds at intervals not exceeding 600 feet.

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The property is located off west S.D. Highway 44 on Cavern Road. A building permit was issued though Pennington County on March 11, 2004 for this property.

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:

**Rezone:** Currently the property is zoned Limited Agriculture District. The Limited Agriculture District requires a minimum lot size of ten acres. As such, the subject property must be rezoned to allow the proposed six acre and eight acre lot sizes. Because of the extreme fire hazard rating on this property, there are some concerns that have been expressed relative to the rezoning of the property. Staff is recommending that the Layout Plat be denied without prejudice to allow the applicant time to rezone the property through Pennington County.

**Cavern Road:** Cavern Road is located along the west side 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, Cavern Road is located in a 66 foot wide county easement with an approximate 24 foot wide paved surface. Prior to Preliminary Plat approval by the City Council, construction plans must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. When the re-plat of the lots occur, the existing County Easement will need to be dedicated as right-of-way. In addition, road name signs and address are required prior to approval.

**Fire Protection:** The Fire Department staff has indicated that all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access or a Variance to the Subdivision Regulations shall be obtained. Staff is recommending that construction plans be submitted for review and approval as identified upon Preliminary Plat submittal.

The Fire Department staff has also indicated that the property is located in an extreme wild fire hazard area. As such, prior to submittal of a Final Plat application, a Wild Fire Mitigation Plan must be submitted for review and approval. In addition, the Wild Fire Mitigation Plan must be implemented.

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Drainage: As part of the Preliminary Plat application, a grading and a drainage plan must be submitted for review and approval. The drainage plan must identify that any discharge meets pre-development flow rates or on-site detention must be provided and any drainage easements as needed. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval.

Water: Information is requested for the wells or shared wells and service lines locations within 200 feet of the proposed subdivision including off premise wells. Verification of the depth of wells, septic tanks for each lot shall be submitted for review and approval to ensure separation from well water per South Dakota State Regulations so that easements are provided as needed. If shared wells must be a central water service provided with easements as needed for service lines.

Septic System: Information is requested for adequate area for a septic system as well as a reserve septic system that will meet the South Dakota State Regulations. The property is located within the Madison Aquifer vulnerability area and requires on-site wastewater disposal plans prepared by a Registered Professional Engineer for review and approval if septic systems proposed.

Site Plan: A Site Plan that clearly shows location of existing structures, wells, septic systems and proposed approaches to properties to ensure safe access can be provided.