

STAFF REPORT
January 6, 2005

No. 04PL191 - Preliminary Plat

ITEM 10

GENERAL INFORMATION:

PETITIONER	Fisk Land Survey & Consulting Engineers for Donald Potts
REQUEST	No. 04PL191 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	SW1/4 SW1/4 SE1/4; SE1/4 SW1/4 SE1/4 less Lot H1, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 and Lot 2, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 13.48 Acres
LOCATION	6105 Covenant Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	12/10/2005
REVIEWED BY	Renee Catron-Blair / Curt Huus

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, a cost estimate for the subdivision improvements shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, drainage calculations consistent with the Arrowhead Drainage Basin Plan shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, if individual on-site wastewater systems are proposed, then an on-site wastewater plan prepared by a Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the City Council, if a shared well and/or a community water facility 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

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- revised to show utility easement(s) as needed;
5. Prior to issuance of a Building Permit, supplemental tap fees shall be paid;
 6. Prior to Preliminary Plat approval by the City Council, the section line highway shall be constructed to City Street Design Standards or a Variance to the Subdivision Regulations shall be obtained or the section line highway shall be vacated. The adjacent property owner shall sign the petition to vacate the section line highway or a Variance to the Subdivision Regulations shall be obtained to allow half a right-of-way;
 7. Prior to submittal of the Final Plat application, a note shall be placed on the plat document stating that "a reserve drainfield area shall be identified upon submittal of a building permit";
 8. Upon submittal of a Final Plat application, a Road Maintenance Agreement for the Future Right-of-way Easement, Covenant Drive shall be submitted for review and approval;
 9. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,
 10. Upon submittal of a Final Plat application, the property shall be rezoned to allow the minimum lot size requested or a zoning variance shall be obtained.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide approximately 13 acres into two parcels, creating an approximate three acre lot and a ten acre lot, respectively. The two lots are proposed to be identified as Lot 1 and Lot 2. Currently there is single family residence on proposed Lot 1. A Variance to the Subdivision Regulations, item #04SV035 to waive curb, gutter, sidewalk, streetlight conduit, water, sewer and pavement along Catron Boulevard and Covenant Drive was approved with stipulations on October 18, 2004. Also, the applicant has submitted a vacation of right-of-way for the section line highway. (See companion item #04VR013.)

The subject property is located approximately .5 miles northwest on Catron Boulevard from the intersection of Highway 16 and Catron Boulevard. The property lies on the west side of Catron Boulevard.

STAFF REVIEW:

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

Section Line Highway: An unimproved section line highway is located along the south lot line of the subject property. The section line highway must be constructed to City Street Design Standards with a minimum 45 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. The applicant also has the option of vacating the section line highway; however, the south half of the section line highway is located on an adjacent property under different ownership than the subject property. As such, the adjacent property owner must sign the petition for the vacation of the section line highway or a Variance to the Subdivision Regulations to allow platting half a right-of-way must be obtained. The applicant has submitted a vacation of right-of-way for the section line highway. (See companion item #04VR013.)

Sewer: If individual on-site wastewater systems are used, then an on-site wastewater plan prepared by a Registered Professional Engineer demonstrating that the soils are suitable for

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on-site wastewater systems must be submitted for review and approval. Staff is recommending that the above referenced information be submitted for review and approval prior to Preliminary Plat approval by the City Council as required by City Ordinance. The property is more than 1,700 feet from the nearest sanitary sewer main at the current time. Separation between wells and on-site systems must be provided in accordance with the requirements of the State of South Dakota.

Water: If on-site well(s) and/or a community water source are used, data to confirm that the well(s) have sufficient flows and water quality must be submitted for review and approval. Staff is recommending that the above referenced information be submitted for review and approval prior to Preliminary Plat approval by the City Council as required by City Ordinance. Currently, a water main is located along Catron Boulevard and a fire hydrant is located on the west side of Catron Boulevard on Haugo Drive. Approximately 700 feet of water main would be required to reach the subject property line and supplemental tap fees will apply at time of a building permit. A fire hydrant shall be required in accordance with the City of Rapid City and Uniform Fire Code requirements.

Drainage: A drainage plan designed in accordance to the Arrowhead Drainage Basin Plan and drainage calculations shall be submitted. Staff is recommending that prior to Preliminary Plat approval by the City Council, a drainage, as well as an erosion and sediment control plan, be submitted for review and approval.

Zoning: The property is currently zoned General Agriculture District requiring a minimum 20 acre lot size for a residence. As previously indicated, a single family residence is located on proposed Lot 1. As such, the property must be rezoned to a district allowing a 13 acre lot or a zoning variance must be obtained. The Southwest Connector Neighborhood Future Land Use Map identifies the appropriate land use for the subject property as Low Density Residential with a Planned Residential Development. As such, prior to submittal of a Final Plat, the applicant may wish to request that the property be rezoned from General Agriculture District to Low Density Residential District and a Planned Development Designation. In addition, an Initial and Final Planned Residential Development would need to be obtained prior to issuance of a building permit for the subject property.

Plat: The plat document must be revised with a note stating that "a reserve drainfield area shall be identified upon submittal of a building permit." Also note, the plat document shows platting approximately 13 acres into two lots and the master plan shows future platting of four lots total.

Road Maintenance Agreement: Staff has indicated that a road maintenance agreement for the Right-of-way Easement, Covenant Drive extension must be submitted for review and approval. Staff is recommending that upon the Final Plat application, a road maintenance agreement be submitted for review and approval as required by City Ordinance.

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