

STAFF REPORT
January 5, 2006

No. 05PL243 - Preliminary Plat

ITEM 9

GENERAL INFORMATION:

PETITIONER	D.C. Scott Co. Land Surveyors for Leslie P. and Sharon L. Potts
REQUEST	No. 05PL243 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lots 1 and 2 of Lot 9 of Pleasant View Subdivision, located in the SE1/4 SE1/4 of Section 11, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .98 acres
LOCATION	3020 Crane Drive
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Private
DATE OF APPLICATION	12/9/2005
REVIEWED BY	Mike Maxwell / Emily Fisher

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by City Council, road construction plans showing the installation of curb, gutter, sidewalk, street light conduit, water, sewer and additional four feet of pavement width along Crane Drive shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by City Council, road construction plans showing the installation of curb, gutter, sidewalk, street light conduit, water, sewer and an additional 24 feet of pavement width along the private access easement shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
3. Prior to Preliminary Plat approval by City Council, a revised plat document showing the 12 additional feet of right-of-way along the private access easement shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
- 4.. Prior to Preliminary Plat approval by City Council, a revised site plan showing all utilities shall be submitted for review and approval;
5. Prior to Preliminary Plat approval by City Council, plans for the septic system shall be submitted for review and approval;
6. Prior to Preliminary Plat approval by City Council, an approach permit to access from

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- Crane Drive shall be obtained from Pennington County;
7. An exception is hereby granted to allow 10 lots in lieu of 4 lots to access via an easement as per the Street Design Criteria Manual;
 8. Upon submittal of a 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" and that "on-site wastewater disposal systems shall be mound systems, holding tanks or evapotranspiration systems only if percolation and profile information is not sufficient for conventional systems";
 9. 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; and,
 10. Prior to Preliminary Plat approval by City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval.

General Comments: The applicant has submitted a Preliminary Plat to reconfigure two existing lots. The subject property is located east of Crane Drive in the Pleasant View Subdivision. The lots lie within the three mile platting jurisdiction of the City of Rapid City. The current zoning of the property is Suburban Residential District (County). The applicant is proposing to combine Lot 1 and Lot 2 into one lot, to be know as Lot 1R.

In addition, the applicant has submitted a Variance to the Subdivision Regulations (See companion item 05SV085) to waive the requirement to install curb, gutter, sidewalks, street light conduit, water, sewer and additional pavement along Crane Street and to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and additional pavement along the private access easement and to waive the requirement to dedicate right-of-way along the private access easement as it abuts the subject property.

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

Crane Drive: Crane Drive is located along the western lot line and is classified as a lane/place 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, Crane Drive is located in a 50 foot wide right-of-way and constructed with an approximate 20 foot wide paved surface. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for Crane Drive be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

Access Easement: The Preliminary Plat identifies an access easement along the north lot line of the subject property. The access easement provides access to eight properties. Staff supports an exception to the Street Design Criteria Manual for a private access easement providing access to more than 4 lots as the applicant's proposal to combine two lots into one will decrease the area's density. Currently, the access easement is located in a 25 foot easement and constructed with a 12 foot graveled surface. The access easement is classified as a lane/place street requiring that it be constructed in a minimum 49 foot wide right-of-way with a minimum 24 foot wide paved surface, with curb, gutter, street light conduit, water and sewer. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for the access easement be submitted

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as identified.

Right-of-Way: Staff has noted that an additional 12 feet of right-of-way and/or easement width along the private access easement as it abuts the proposed property be dedicated. Prior to Preliminary Plat approval by City Council, 12 feet of additional right-of way and /or easement width shall to be dedicated or a Variance to the Subdivision Regulations shall be obtained.

Sewer: Currently, there are no city services to the proposed plat. County Planning has advised that there is high ground water in the area and it can be as high as 4 feet below the ground surface. Septic system issues should be addressed based on the groundwater problem. Mound systems or engineered systems may be required. Staff is recommending that prior to Preliminary Plat approval by City Council, plans for the septic system shall be submitted for review and approval.

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