

STAFF REPORT
April 20, 2006

No. 06PL041 - Preliminary Plat

ITEM 9

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers, Inc. for Arvin and Carole Flesner
REQUEST	No. 06PL041 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	All of the balance of Tract A and Lot 1 of Tract A, all located in the NE1/4SE1/4, Section 12, T1N, R6E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2 of Flesner Subdivision, formerly all of the balance of Tract A and Lot 1 of Tract A, all located in the NE1/4SE1/4, Section 12, T1N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 27.88 acres
LOCATION	6960 Nameless Cave Road
EXISTING ZONING	Limited Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	General Agriculture District (Pennington County)
East:	General Agriculture District (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	3/24/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, geotechnical information showing the depth of soil, type of soil and the location and results of percolation tests demonstrating that the soils are suitable for an on-site wastewater treatment system on proposed Lot 2 shall be submitted for review and approval. In addition, the South Dakota Department of Environment and Natural Resources shall review and approve the use of a mound system if used; and,
2. Prior to Preliminary Plat approval by the City Council, documentation recorded at the Register of Deed's Office shall be submitted showing the first 53 feet of the north-south access road as it extends north from Nameless Cave Road to be located in right-of-way

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or an access easement or the plat document shall be revised to include this portion of the north-south access road.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to reconfigure two lots. The subject property is located approximately 1 ½ miles northwest of the City limits of Rapid City on the north side of Nameless Cave Road. Currently, a single family residence and accessory structures are located on proposed Lot 1.

On November 7, 2005, the City Council approved a Layout Plat to reconfigure the two lots as proposed on this Preliminary Plat. On November 21, 2005, the City Council approved a Variance to the Subdivision Regulations as follows:

- To waive the requirement to dedicate additional right-of-way along the access easements;
- To install pavement, curb, gutter, street light conduit, water and sewer along the access easements with the stipulation that the access easements remain constructed with an 18 foot wide and a 12 foot wide graveled surface, respectively;
- To install pavement, curb, gutter, street light conduit, water and sewer along the section line highway with the stipulation that the applicant sign a waiver of right to protest any future assessment for the improvements; and,
- To install additional pavement, curb, gutter, street light conduit, water and sewer along Nameless Cave Road with the stipulation that the applicant sign a waiver of right to protest any future assessment for the improvements.

STAFF REVIEW:

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

Access Easement: The Preliminary Plat shows approximately 53 feet of the north-south access easement as it extends north from Nameless Cave Road on an adjacent property located directly south of the subject property. To date, documentation showing this portion of the access road as a recorded easement and/or right of way has not been submitted for review and approval. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, recorded documentation be submitted for review and approval as identified or the plat document must be revised to include this portion of the north-south access road.

On-site Wastewater System: The existing single family residence located on proposed Lot 1 is currently served by an on-site wastewater system consisting of a septic tank and drainfield. The applicant has indicated that proposed Lot 2 will also be served by a private on-site wastewater system. The Pennington County Environmental Planner has indicated that on January 5, 2006 he performed an on-site inspection to view two soil profile holes located on the southern portion of proposed Lot 2. In particular, he indicated that the soils may require a mound system in lieu of a conventional drainfield. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, geotechnical information showing the depth of soil, type of soil and the location and results of percolation tests demonstrating that the soils are suitable for an on-site wastewater treatment system on proposed Lot 2 be submitted for review and approval. In addition, the South Dakota Department of Environment and Natural Resources must review and approve the use of a mound system if

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used.

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