

STAFF REPORT
June 8, 2006

No. 06PL028 - Preliminary Plat

ITEM 2

GENERAL INFORMATION:

PETITIONER	Davis Engineering, Inc. for Bernita White
REQUEST	No. 06PL028 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot A of Bar P-S Subdivision, located in the W1/2 SW1/4, Section 20, T1N, R9E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A1 and A2 of Bar P-S Subdivision, located in the W1/2 SW1/4, formerly Lot A of Bar P-S Subdivision, located in the W1/2 SW1/4, Section 20, T1N, R9E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 25 acres
LOCATION	Adjacent to the south west curve of North Airport Road
EXISTING ZONING	Limited Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	Airport District
South:	General Agriculture District (Pennington County)
East:	General Commercial District (Pennington County)
West:	Airport District
PUBLIC UTILITIES	Private
DATE OF APPLICATION	2/24/2006
REVIEWED BY	Mike Maxwell / Emily Fisher / Marcia Elkins

RECOMMENDATION:

Staff recommends that the Preliminary Plat be **continued to the June 22, 2006 Planning Commission meeting.**

GENERAL COMMENTS: **(Update, June 1, 2006. All revised and/or additional text is shown in bold.) This item was continued at the May 25, 2006 Planning Commission meeting to allow the applicant to submit the revised site plan, provide information regarding the proposed water source as well as submit wastewater disposal system information. The applicant has requested that this item be continued to allow him to submit the required information.**

(Update, May 18, 2006. All revised and/or additional text is shown in bold.) This item was continued at the May 4, 2006 Planning Commission meeting as the additional required

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information had not been submitted. At that time the Planning Commission acted on the related Subdivision Variance and recommended denial of the request to waive the improvements to Aviation Road. However, on May 15, 2006, the City Council granted the Subdivision Variance to waive the requirement to improve Aviation Road with two stipulations: 1) That a non-access easement be shown along the full frontage of Aviation Road on the plat; and, 2) That the applicant sign a waiver of right to protest an assessment district for the curb, gutter, sidewalk, street light conduit, sewer and water on Airport Road and waive the curb, gutter, sidewalk, street light conduit, sewer, water and pavement on Aviation Road.

As a result of the City Council action relative to the variance, the additional drainage information is not required. However, the revised site plan, identification of the water source and wastewater disposal system information is still required. As of this writing, staff is unaware of that information having been submitted. For this reason, staff recommends that the Preliminary Plat request be continued to the June 8, 2006 Planning Commission meeting.

(Update, April 26, 2006. All revised and/or added text is shown in bold print.) On April 20, 2006 the application for the Preliminary Plat was continued to the May 4, 2006 Planning Commission to allow the applicant time to submit additional information. As of this date the revised site plan, additional drainage information, identification of the water source and wastewater disposal system information has not been provided to Staff.

(Update, April 12, 2006. All revised and/or added text is shown in bold print.) On April 6, 2006 the application for the Preliminary Plat was continued to the April 20, 2006 Planning Commission to allow the applicant time to submit additional information. As of this date the revised site plan, additional drainage information, identification of the water source and wastewater disposal system information has not been provided to Staff.

(Update, March 29, 2006. All revised and/or added text is shown in bold print.) On March 23, 2006 the application for the Preliminary Plat was continued to the April 6, 2006 Planning Commission to allow the applicant time to submit additional information. The applicant has requested that the application for the Preliminary Plat be continued to the April 20, 2006 Planning Commission to allow the Preliminary Plat to be heard in conjunction with the Variance to the Subdivision Requirements request.

The applicant is proposing to divide a 25.03 acre lot into two lots. One lot will be 10.02 acres and the other lot 15.01 acres. The property is located in Lot A, Bar P-S Subdivision legally described as located in the W1/2 SW1/4, Section 20, T1N, R9E, BHM, Pennington County, South Dakota. The lot lies within the three mile platting jurisdiction of the City of Rapid City. The current zoning of the property is Limited Agriculture (County).

On March 17, 2006 the applicant submitted an application for a Variance to the Subdivision Regulations (06SR017) to waive the requirements to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along Aviation Road and Airport Road.

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

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Aviation Road: Aviation Road is located along the southern lot line of proposed Lot A2 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, Aviation Road is located in a 40 foot wide right-of-way and constructed with an approximate 20 foot wide graveled surface. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for Aviation Road be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

Airport Road: Airport Road is located along the western lot line of proposed Lot A1 and A2 and is classified as a arterial street requiring that the street be located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved lane, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Aviation Road is located in a 100 foot wide right-of-way and constructed with an approximate 48 foot wide paved surface without curb, gutter, sidewalk, street light conduit, water or sewer. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for Airport Road be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

Drainage: As part of the Preliminary Plat application, a grading, erosion and a drainage plan must be submitted for review and approval. As such, prior to Preliminary Plat approval by Planning Commission, a grading, drainage and erosion control plan for Aviation Road shall be submitted for review and approval

Water: Staff noted that no information on the water system was submitted with the Preliminary Plat. As such, prior to approval of the Preliminary Plat by Planning Commission, water system plans prepared by a Registered Professional engineer verifying the source and demonstrating that sufficient quantities for domestic and fire flows shall be submitted for review and approval. If the well serves more than one lot, a public water system is required. The design and specifications shall meet the City of Rapid City specifications

Wastewater Disposal Systems: Staff noted that no information on the sanitary sewer was submitted with the Preliminary Plat. As such, prior to approval of the Preliminary Plat by Planning Commission, a sewer plan prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains, manholes and service lines shall be submitted for review and approval. If individual on-site waste water treatment systems are proposed, submit the depth of the soil, type of soil, location and capacity of all septic tanks proposed, location and results of the percolation test, demonstrating that the soils are suitable for on-site wastewater treatment systems shall be submitted for review and approval.

Site Plan: Prior to Preliminary Plat approval by Planning Commission, a revised site plan must be submitted identifying existing structures, well location, septic systems and existing and any proposed approaches along Airport Road and Aviation Road shall be submitted for review and approval.

Right-of-Way: Staff has noted that an additional nine feet six inches of right-of-way along the

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Aviation Road as it abuts the proposed property must be dedicated. As such, Staff recommends that prior to City Council approval, the Plat document shall be revised to show the additional nine feet six inches of right-of-way along Aviation Road as it abuts the subject property.

Staff recommends that the Preliminary Plat be continued to the June 22, 2006 Planning Commission at the applicant's request.