

STAFF REPORT
July 27, 2006

No. 06PL104 - Preliminary Plat

ITEM 17

GENERAL INFORMATION:

PETITIONER	D. C. Scott Surveyors, Inc. for William M. Jobgen
REQUEST	No. 06PL104 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 6, Pleasant View Subdivision, located in the S1/2 SE1/4, Section 11, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2 of Lot 6, Pleasant View Subdivision, located in the S1/2 SE1/4, Section 11, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.76 acres
LOCATION	3009 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 water and sewer
DATE OF APPLICATION	6/30/2006
REVIEWED BY	Travis Tegethoff / Todd Peckosh

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, a revised site plan showing all utilities shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by City Council, plans for the septic system shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by City Council, a site plan shall be submitted for review and approval showing approach locations constructed to Pennington County standards;
5. Upon submittal of a Final Plat application, a note shall be placed on the plat document

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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”;

6. 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,
7. 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 create two lots approximately 1.5 acres and 1.2 acres in size, respectively. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer, and to waive the requirement to provide a screen planting easement as per Chapter 16 of the Rapid City Municipal Code along the subject property. (See associated item 06SV043.)

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.

Water System: Currently, there are no City services provided to the proposed plat. Staff noted that no well location was shown on the proposed lot. Staff is recommending that prior to Preliminary Plat approval by City Council, plans for the well shall be submitted for review and approval.

Wastewater System: Currently, there are no City services provided to the proposed plat. County Planning has advised that there is high ground water in the area and it can be as high as 6 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.

Approach Locations: Pennington County staff noted that the applicant shall demonstrate that approaches that meet Pennington County standards can be constructed for the proposed lots. Staff is recommending that prior to Preliminary Plat approval by City Council, a site plan shall be submitted for review and approval showing approach locations constructed to Pennington County standards.

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