

STAFF REPORT  
April 26, 2007

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**No. 07PL054 - Layout Plat**

**ITEM 8**

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GENERAL INFORMATION:

PETITIONER	Cody Schad
REQUEST	<b>No. 07PL054 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Government Lot 1, and Lot A of Lot 2 of SW/14 NW/14, and Government Lot 2 less Lot A, all of Section 7, T1S, R7E, BHM, and Government Lot 6 of Section 6, T1S, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1, 2, 3 and 4 of Quartz Canyon Subdivision, Section 7, T1S, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 83 acres
LOCATION	North of U.S. Hwy 16, East of Quartz Canyon Lane
EXISTING ZONING	General Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	Low Density Residential District (Pennington County)
East:	Suburban Residential District - General Agriculture District (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	Private water and sewer
DATE OF APPLICATION	3/30/2007
REVIEWED BY	Jonathan Smith / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Layout Plat be continued to the May 10, 2007 Planning Commission to allow the applicant to submit additional information.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to reconfigure four parcels into three 17.5-acre lots, and a 30.5-acre lot. The subject property is not located within the municipal boundaries of the City of Rapid City, however it is within the City of Rapid City's Three Mile Platting Jurisdiction. The subject property is currently zoned General Agricultural District by Pennington County. Currently, the property is void of any structural development, a series of gravel roads provide access throughout the property. A Variance to the Subdivision Regulations (07SV020) has been filed in conjunction with this Layout Plat request.

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The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approval but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the Rapid City Municipal Code or the Street Design Criteria Manual will require a formal variance request or a special exception whichever is applicable.

STAFF REVIEW:

Staff has reviewed the applicant's layout plat request and noted the following considerations:

Zoning:

The subject property is currently zoned General Agriculture District by Pennington County. A minimum lot size of 40 acres is required in a General Agricultural Zoning District. The applicant is required to either obtain a lot size variance to the current zoning, or rezone the property to Limited Agriculture District, Low Density Residential District, or Suburban Residential District. Prior to submittal of a Final Plat application the property must be rezoned by the county to allow the proposed lot sizes, or a lot size variance shall be obtained or the plat shall be revised accordingly.

Access Easement and Streets:

The subject property is currently accessed by a series of gravel roads that serve proposed Lots 1, 2, and 3. Initial access into the subject property is via a gravel road that traverses through an adjacent property that is located east of the subject property, and not owned by the applicant. The applicant has provided documentation that an access easement was granted by the abutting property owner, and recorded by Pennington County.

The series of gravel roads that provide access to Lots 1, 2, and 3 are classified as Lane/ Place streets. The Street Design Criteria Manual requires that a Lane/ Place Street be constructed to a minimum 49 feet of right-of-way, and a minimum 24 feet of pavement width, curb, gutter, pavement, sidewalk, and street light conduit. Upon submittal of a Preliminary Plat application construction plans designed by a professional engineer for curb, gutter, pavement, sidewalk, and street light conduit must be submitted for review and approval showing the streets constructed as identified, or obtain a Variance to the Subdivision Regulations.

The applicant's site plan does not identify the series of existing gravel roads to be driveways or proposed streets. As such staff is recommending that the Preliminary Plat be continued to allow the applicant to clarify the streets from the driveways so that staff can adequately address all related issues.

Proposed Lot 4 of the subject property is shown without a means of access. Staff is recommending that the Layout Plat be continued to the May 10, 2007 Planning Commission meeting to allow the applicant to revise the plat to show access to Lot 4.

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On August 16, 2000 the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street." Currently 104 residential parcels are accessed by Wilderness Canyon Road, which provides access to the subject property as well. Prior to submittal of a Preliminary Plat application, the applicant must obtain an exception to the Street Design Criteria Manual to allow dwelling units with one point of access in lieu of 40 dwelling units or the plat document must be revised accordingly.

Cul-de-Sac Streets:

The Layout Plat identifies cul-de-sac streets along the western portion of the property and the eastern portion of the property. The Fire Department staff has indicated that the property is located in a moderate to high wild fire hazard area. The Street Design Criteria Manual states that a cul-de-sac cannot exceed 500 feet in a moderate to high wild fire hazard area. In addition, an intermediate turnaround must be provided every 600 feet. The Layout Plat identifies driveways and/or streets as cul-de-sacs exceeding 500 feet in length. Staff is recommending that the Layout Plat be continued to the May 10, 2007 Planning Commission Meeting to allow the applicant to identify the length of each cul-de-sac street to determine if any Exception is needed.

Section Line Highway:

A section line highway is located along the west and north boundary of the subject property. The section line highways are classified as lane place streets requiring that they be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Upon submittal of a Preliminary Plat application construction plans must be submitted for review and approval as identified, or a Variance to the Subdivision Regulations must be obtained or the section line highways must be vacated.

The section line highway along the western boundary abuts property owned by the United States Forest Service. The vacation of a section line highway abutting federal land is prohibited. As such the applicant must construct the western boundary section line highway to as identified, or a Variance to the Subdivision Regulations must be obtained.

Sewer: Sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines must be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. If individual on-site wastewater systems are used, then an on-site wastewater plan prepared by a Professional Engineer demonstrating that the soils are suitable for 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 upon submittal of a Preliminary Plat as required by City Ordinance.

Water:

Water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. 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

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and approval upon submittal of a Preliminary Plat as required by City Ordinance.

Utility Structure:

The applicant has acknowledged that a community well may be located on Lot 3. The applicant is required to plat a utility easement on Lot 3 to provide a location for this community well site. Accessory structures are allowed in Low Density Residential Zoning District, Suburban Residential District, General Agriculture District, and Limited Agriculture District. However the applicant would be required to obtain a conditional use permit from Pennington County to build the accessory structure prior to construction of the principal single family dwelling on the lot. If the well functions a part of a public water system instead of a private water system, a SD 11-6-19 review request must also be reviewed and approved by the City's Planning Commission.

Staff recommends that the Layout Plat request be continued to the May 10, 2007 Planning Commission meeting to allow the applicant to submit additional information as identified above.