

STAFF REPORT
December 6, 2007

No. 07PL148 - Layout Plat

ITEM 9

GENERAL INFORMATION:

APPLICANT	Wind River, LLC
AGENT	Ben Lamke for Sperlich Consulting, Inc.
PROPERTY OWNER	Beverly Hale
REQUEST	No. 07PL148 - Layout Plat
EXISTING LEGAL DESCRIPTION	The E1/2 of Lot 8 of the E/12 NE1/4, less Lot H1, Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 and Lot 2 of Sammi's Subdivision located in the E/12 NE1/4 Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.38 acres
LOCATION	4961 Sheridan Lake Road
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City Water and Sewer
DATE OF APPLICATION	10/25/2007
REVIEWED BY	Jonathan Smith / Ted Johnson

RECOMMENDATION:

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

- 1. Upon submittal of a Preliminary Plat application the plat document shall be revised to identify four feet of additional right-of-way along Sheridan Lake Road, or a Variance to the Subdivision Regulations shall be obtained;**
- 2. Upon submittal of a Preliminary Plat application the applicant shall submit for review and approval plans prepared by a Professional Engineer that identify water and sewer service lines to the lots;**
- 3. Upon submittal of a Preliminary Plat application the applicant shall obtain an Exception request to allow a lot twice as long as it is wide or the plat document must be revised to**

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comply with the length to width requirement;

4. Upon submittal of a Preliminary Plat application a drainage, grading and erosion control plan for all improved areas prepared by a Registered Professional Engineer shall be submitted for review and approval; and,
5. Upon submittal of a Preliminary Plat application the applicant shall revise the plat document showing the elimination of the approach on the southern boundary of proposed Lot 1, and identify a shared approach for proposed Lot 1 and Lot 2.

GENERAL COMMENTS:

(Update November 28, 2007. All revised text is shown in bold.) On November 19, 2007 the applicant submitted a scaled Layout Plat identified as "Sammi's Subdivision". The applicant is requesting to divide a 2.38 parcel into two separate parcels identified as proposed Lot 1 and proposed Lot 2. Both proposed lots front a dedicated public street, Sheridan Lake Road.

The applicant has submitted this Layout Plat application. The property is located adjacent to Sheridan Lake Road northwest of the intersection of Chateaux Ridge Court and Sheridan Lake Road. The property is a 2.48 parcel of land. A single family residence is currently located on it. The property was platted on June 26, 1958. The applicant is requesting to divide the parcel into three separate parcels.

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:

The applicant's site plan is not drawn to scale. In order to review the Layout Plat, the applicant's site plan must be revised and drawn to scale.

The applicant is proposing to subdivide a 2.38-acre lot into three parcels. The applicant's site plan identifies two of the parcels as having frontage on Sheridan Lake Road. No access is shown to the third parcel. The applicant is required to either obtain a legal means of access to the third parcel, or omit the parcel from the Layout Plat.

Staff recommends that this item be continued to the December 6, 2007 Planning Commission meeting to allow the applicant to identify access to Lot 3 or omit Lot 3 from this plat application, and to submit a site plan that is drawn to scale.

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SITE PLAN:

The applicant's site plan identifies a 0.68 parcel as proposed Lot 1, and a 1.7 acre lot as Lot 2. Both lots meet the minimum 6,500 square foot requirement for a Low Density Zoning District. Lot 2 is shown as being a "flag pole" lot. Staff has noted that Lot 2 abuts Sheridan Lake Road a distance of 25 feet, in compliance with the minimum frontage requirement along a public street in an a Low Density Zoning District.

Section 16.12.190 states that for lots in residential districts having a width of not more than 150 feet, the lot length shall not be greater than twice the lot width. Proposed Lot 2 is shown as having a lot length of 640 feet and a width of 165 feet. Upon submittal of a Preliminary Plat application, the applicant shall submit an Exception Request to allow a lot with a length that is greater than twice the lot width, or the plat document must be revised to comply with the length to width requirement.

WATER AND SEWER:

Currently there are water and sewer mains located within the right-of-way of Sheridan Lake Road. Upon submittal of a Preliminary Plat application the applicant is required to submit plans prepared by a Registered Professional Engineer identifying the location of water and sewer service lines to proposed Lot 1 and Lot 2.

PLATTING IMPROVEMENTS:

Staff has noted that sidewalk, curb, gutter, and street light conduit are currently in place along Sheridan Lake Road.

Sheridan Lake Road is classified as a principal arterial street. The Street Design Criteria Manual requires 100 feet of right-of-way and twelve feet of pavement width per lane. Sheridan Lake Road currently has 92 feet of right-of-way where it abuts the property. Upon submittal of a Preliminary Plat application the applicant is required to identify the dedication of four feet of additional right-of-way along Sheridan Lake Road or obtain a Variance to the Subdivision Regulations. Staff has noted that Sheridan Lake Road where it abuts the property currently meets the twelve feet of pavement width per lane as per the Street Design Criteria Manual for a principal arterial street.

DRIVEWAYS:

Currently proposed Lot 1 has a single family residence with two driveways located on the property. Section 8.2.1 H of the Street Design Criteria Manual states that only one driveway is allowed for any single family residence. Staff has noted that the abutting parcel on the northern boundary has an existing approach, and that currently three approaches are located within close proximity of one another, which raises awareness in regard to safety issues associated with ingress and egress of traffic on Sheridan Lake Road. Staff recommends that the plat document be revised to identify the elimination of the approach near the southern boundary of Lot 1, and a shared approach for Lot 1 and Lot 2 be identified.

DRAINAGE:

Upon submittal of Preliminary Plat application the applicant is required to submit a drainage, grading and erosion Control plan prepared by a Registered Professional Engineer for review and approval.

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Staff recommends that the Layout Plat be approved assuming compliance with the stated stipulations.