

STAFF REPORT
July 10, 2008

No. 08PL094 - Layout Plat

ITEM 52

GENERAL INFORMATION:

APPLICANT/AGENT	Mike Jankord
PROPERTY OWNER	Mike Jankord
REQUEST	No. 08PL094 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot 5 of Hidden Springs Ranchettes, Section 6, T1N, R9E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 5A and 5B of Hidden Springs Ranchettes, formerly Lot 5 of Hidden Springs Ranchettes, Section 6, T1N, R9E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.6 acres
LOCATION	22925 Hidden Springs Road
EXISTING ZONING	Limited Agriculture District
SURROUNDING ZONING	
North:	Limited Agriculture District
South:	Limited Agriculture District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	Box Elder water and private wastewater
DATE OF APPLICATION	6/5/2008
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Layout Plat be denied.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide a 9.6 acre parcel into two lots creating a 6.6 acre lot and a 3 acre, respectively. Hidden Springs Road is located along the east lot line and Radar Hill Road is located along the west lot line. Currently, a mobile home, a detached garage and two sheds are located on the proposed 6.6 acre lot. The proposed 3 acre lot is currently void of any structural development.

On June 6, 2005, the City Council approved a Layout Plat (File #05PL073) to subdivide the property into two lots as shown on this Layout Plat. The previously approved Layout Plat has subsequently expired since no grading, construction or other improvements have been

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initiated within two years of the date of approval of the plat.

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 Layout Plat and has noted the following considerations:

Zoning: The property is located outside of the City limits within Pennington County and is currently zoned Limited Agriculture District. The Limited Agriculture District requires a minimum lot size of 10 acres. In addition, Rapid City has adopted the Airport Neighborhood Future Land Use Plan which identifies the appropriate use of the property as a Planned Residential Development with a maximum density of one dwelling unit per 10 acres. As previously indicated, the Layout Plat proposes to create a 6.6 acre lot and a 3 acre lot. As such, supporting the Layout Plat would create lot sizes not in conformance with the City's Future Land Use Plan or current zoning of the property by Pennington County. Since the Future Land Use Plan is a component of the Comprehensive Plan and supporting the plat would in essence amend the Comprehensive Plan, staff is recommending that the Layout Plat be denied.

Comprehensive Plan/Air Installation Compatibility Use Zone: As noted above, the Airport Neighborhood Area Future Land Use Plan identifies the appropriate use of the property as a Planned Residential Development with a maximum density of one dwelling unit per ten acres. Staff also noted that the subject property is not located in Ellsworth Air Force Base Air Installation Compatibility Use Zone.

Hidden Springs Road: Hidden Springs Road is located along the east lot line of the subject property and is classified as a sub-collector street requiring that it be located in a minimum 52 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Currently, Hidden Springs Road is located in a 66 foot wide right-of-way with a 20 foot wide paved surface. Any future platting of the property would require that construction plans for Hidden Springs Road be submitted for review and approval showing the street constructed with a minimum 40 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

Radar Hill Road: Radar Hill Road is located along the west lot line of the subject property and is classified as a principal arterial street on the City's Major Street Plan requiring that it be located in a minimum 100 foot wide right-of-way with a minimum 40 foot wide paved surface,

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curb, gutter, street light conduit, water and sewer. Currently, Radar Hill Road is located in a 90 foot wide right-of-way with a 40 foot wide paved surface. Any future platting of the property would require that construction plans for Radar Hill Road be submitted for review and approval showing the street constructed with a minimum 40 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

The Layout Plat identifies Hidden Springs Road serving as access to the proposed 6.6 acre lot and Radar Hill Road serving as access to the proposed three acre lot. However, the Street Design Criteria Manual states that access must be taken from the lesser order street or, in this case, Hidden Springs Road. As such, any future platting of the property would require that the plat document be revised to show both lots accessed via Hidden Springs Road or an Exception to the Street Design Criteria Manual must be obtained.

Wastewater: The applicant has indicated that a private wastewater system, consisting of a septic tank and drainfield, currently serves the residence located on the proposed 6.6 acre lot. In addition, the applicant has indicated that the proposed three acre lot will be served by a similar private on-site wastewater system. Any future platting of the property will require that percolation information prepared by a Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems be submitted for review and approval. In addition, 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 must be obtained. The Pennington County Planning Department has also indicated that a note must be placed on the plat document stating that "An alternate drainfield area shall be identified upon submittal of a building permit".

Water: The applicant has indicated that Box Elder currently provides a community water service to the subject property. Any future platting of the property will require that water plans prepared by a Registered Professional Engineer showing the extension of water mains be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the applicant must submit documentation from Box Elder indicating concurrence with providing service to a second lot. The plat document must also be revised to show utility easement(s) as needed.

The applicant should be aware that the City's utility design criteria precludes a water service line from crossing over one property to serve another property. In particular, each lot must be served directly from a water main.

Inspection Fees and Surety: Chapter 16.20.080 of the Rapid City Municipal Code states that before any Final Plat is approved, an additional fee shall be paid to the City to cover the costs of inspection of the subdivision improvements required by the Ordinance. In addition, surety for any required subdivision improvements that have not been completed must be posted. As such, any future platting of the property will require that surety be posted and subdivision inspection fees be paid as required.

Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that

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the developer provide an acceptable Warranty Surety for the required public improvements. In particular, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. As such, prior to the City's acceptance of any public improvements, a Warranty Surety must be submitted for review and approval if subdivision improvements are required as a part of any future platting of the property.

Supporting the Layout Plat would create lot sizes not in conformance with the City's Future Land Use Plan or current zoning of the property by Pennington County. Since the Future Land Use Plan is a component of the Comprehensive Plan and supporting the plat would in essence amend the Comprehensive Plan, staff recommends that the Layout Plat be denied.