

STAFF REPORT
May 27, 2004

No. 04PL055 - Preliminary Plat

ITEM 16

GENERAL INFORMATION:

| | |
|-------------------------------|---|
| PETITIONER | Sperlich Consulting Inc. for Gordon Howie |
| REQUEST | No. 04PL055 - Preliminary Plat |
| EXISTING LEGAL DESCRIPTION | Lot 7 and Lot 8, Holy Cow Ranch Subdivision, located in "Government" Lots 3 and 4, Section 19, T1N, R9E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Lot 7R and Lot 8R, Holy Cow Ranch Subdivision, located in "Government" Lots 3 and 4, Section 19, T1N, R9E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 6.17 acres |
| LOCATION | Along Holy Cow Ranch Road |
| EXISTING ZONING | Low Density Residential District (County) |
| SURROUNDING ZONING | |
| North: | Low Density Residential District (County) |
| South: | General Agriculture District (County) |
| East: | Low Density Residential District (County) |
| West: | Low Density Residential District (County) |
| PUBLIC UTILITIES | Private on-site wastewater and community water |
| DATE OF APPLICATION | 04/16/2004 |
| REVIEWED BY | Vicki L. Fisher / Sig Zvejnieks |

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, road construction plans for Holy Cow Ranch Road shall be submitted for review and approval. In particular, the construction plans shall show Holy Cow Ranch Road 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 and sewer or a Variance to the Subdivision Regulations shall be obtained;
- 2.. Prior to Preliminary Plat approval by the City Council, the applicant shall submit a site plan identifying the location of the on-site wastewater system located on proposed Lot 8R;
3. Prior to Preliminary Plat approval by the City Council, all of the affected utility companies shall submit written documentation concurring with the proposed relocated common lot

STAFF REPORT
May 27, 2004

No. 04PL055 - Preliminary Plat

ITEM 16

- line or the plat document shall be revised retaining a utility easement as needed;
4. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 5. Upon submittal of the Final Plat, a note shall be placed on the plat document stating that "An alternate drainfield area shall be identified upon submittal of a building permit"; and,
 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.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to reconfigure two residential lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to construct curb, gutter, sidewalk, street light conduit, sewer and pavement along Holy Cow Ranch Road as it abuts the subject property. (See companion item #04SV008.)

The subject property is located at the eastern terminus of Holy Cow Ranch Road. Currently, two single family residences are located on Lot 8. The applicant has indicated that the second residence was to be located on Lot 7 but an error was made in identifying the common lot line between the properties and, as such, the applicant is proposing to replat the property as identified.

STAFF REVIEW:

Staff has reviewed the Layout Plat and has noted the following considerations:

Holy Cow Ranch Road: Holy Cow Ranch Road is located along the north lot line of the subject property 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, Holy Cow Ranch Road is located in a 50 foot wide right-of-way with an approximate 24 foot wide graveled surface and a community water main line. Prior to Preliminary Plat by the City Council, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Wastewater: The applicant has indicated that the two residences are served by separate private wastewater systems. The applicant has submitted a site plan identifying the location of the on-site wastewater system serving the residence to be located on proposed Lot 7R. However, a site plan identifying the on-site wastewater system serving the residence located on proposed Lot 8R has not been submitted for review and approval. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a site plan showing the location of the on-site wastewater system be submitted for review and approval as identified.

The Pennington County Planning Department has indicated that a note be placed on the plat document stating that "An alternate drainfield area shall be identified upon submittal of a building permit". Staff is recommending that the plat document be revised as identified prior

STAFF REPORT
May 27, 2004

No. 04PL055 - Preliminary Plat

ITEM 16

to Preliminary Plat approval by the City Council.

Utilities: Currently, an eight foot wide minor drainage and utility easement is located along the common lot line between the two properties. As such, all of the affected utility companies must submit written documentation concurring with the proposed relocated common lot line or the plat document must be revised retaining a utility easement as needed.

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