

STAFF REPORT
June 24, 2004

No. 04PL071 - Preliminary Plat

ITEM 3

GENERAL INFORMATION:

PETITIONER	Renner & Associates for Ray Palmer
REQUEST	No. 04PL071 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The SE1/4 of the NW1/4, a portion of the NE1/4 of the SW1/4 and a portion of Palmer Road in Section 14, located in the SE1/4 of the NW1/4, and NE1/4 of the SW1/4, Section 14, T2N, R6E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 7 of Block 1 and Tract 1, Palmer Subdivision, located in the SE1/4 of the NW1/4, and NE1/4 of the SW1/4, Section 14, T2N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 42.77 acres
LOCATION	Along Palmer Road off of Nemo Road
EXISTING ZONING	Limited Agriculture District - County
SURROUNDING ZONING	
North:	Limited Agriculture District - County
South:	Suburban Residential District- County
East:	Limited Agriculture District - County
West:	Limited Agriculture District - County
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	05/24/2004
REVIEWED BY	Renee Catron-Blair / Curt Huus

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, additional topographical information for the entire property shall be submitted for review;
2. Prior to Preliminary Plat approval by the City Council, a drainage report and plan shall be submitted for review and approval. In addition, the plat shall be revised to show drainage easements as needed;
3. Prior to Preliminary Plat approval by the City Council, the location and depth of wells and service lines, septic tanks and drainfields for each lot shall be submitted for review and approval to ensure separation from well locations as per South Dakota State

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- Regulations. The location of the well heads on Lot 7 of Block 1, as shown on the Detailed Topographic Map Sheet 1, shall be verified. Utility easements shall be identified on the Final Plat;
4. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to eliminate the vacation of the Palmer Road right-of-way as it abuts the subject property;
 5. Prior to Preliminary Plat approval by the City Council, the road construction plans for Palmer Road shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed with a minimum 49 foot right-of-way and a 24 foot paved surface with curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations shall be obtained. In addition a revised paved design showing a 75 foot diameter cul-de-sac bulb at the end of the proposed Right of Way on Palmer Road shall be submitted for review and approval;
 6. A Special Exception to allow an approximate 2,900 foot long cul-de-sac without any intermediate turnarounds in lieu of a maximum 1,200 foot long cul-de-sac with intermediate turnarounds every 600 feet is hereby granted;
 7. Prior to Preliminary Plat approval by the City Council, a Cost Estimate for the subdivision improvements shall be submitted for review and approval;
 8. Prior to 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";
 9. Prior to submittal of the Final Plat, the plat document shall be revised to provide title certificates for a Final Plat. In particular, the certificate "Resolution by Governing Board" and the second "Highway/Street Authority" certificate shall be deleted;
 10. Prior to submittal of the Final Plat, the plat document shall be revised to read "Utility and Minor Drainage Easements 8 foot on the interior sides of all lot lines";
 11. Prior to submittal of the Final Plat, the 40 foot wide access easement to Tract A shall be revised to identify a 49 foot wide access and utility easement. In particular, the access easement shall be constructed with a paved surface with curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations;
 12. Prior to submittal of the Final Plat, the plat document shall be revised showing Lot 7 lot acreage to be a minimum 10 acre parcel as required for this zoning district or a variance from the Pennington County Zoning Board of Adjustment shall be obtained or the property shall be rezoned to a zoning district that allows a minimum 6 acre lot;
 13. Prior to submittal of the Final Plat, surety for any 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 subdivide approximately 42 acres into two parcels, leaving one lot as an approximate 6 acre parcel and the other lot with approximately 36 acres of area. The two lots are proposed to be identified as Lot 7 of Block 1, and Tract A of Palmer Subdivision. Currently there is one mobile home located on proposed Lot 7 of Block 1. The applicant has also submitted a Variance to the Subdivision Regulations request in conjunction with the Preliminary Plat. (See companion item #04SV034.) No prior Layout Plat has been submitted.

On May 19, 2004 the Pennington County Planning Department received an application to rezone the subject property from General Agriculture District to Limited Agriculture District.

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The subject property is located approximately six miles west of Rapid City north of Nemo Road on Palmer Road.

STAFF REVIEW:

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

Drainage: The applicant must submit additional topographical information for the entire property along with a drainage report and an additional drainage plan for the property so that drainage easements may be dedicated as needed.

Water: Additional information is requested for the well and service lines locations. Verification of the depth of wells, septic tanks and drainfields for each lot shall be submitted for review and approval to ensure separation from well water per South Dakota State Regulations so that easements are provided as needed.

Palmer Road: Palmer Road is located along the south side 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, Palmer Road is located in a 66 foot right-of-way with an approximate 29 foot wide graveled surface. Prior to Preliminary Plat approval 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.

Plat Document: Revisions to the plat document shall be made as noted above prior to Preliminary Plat approval by the City Council. The Pennington County Planning staff requested a note to be added on the plat identifying a reserve drainfield area. Additional required revisions include correction to a note to read, "Utility and Minor Drainage Easements 8 foot on the interior sides of all lot lines", and the deletion of two duplicate certificate blocks, "Resolution by Governing Board" and the second "Highway/Street Authority." Also the Lot 7 lot acreage must be revised to identify a minimum 10 acre parcel as required County Zoning or a Zoning Variance must be obtained.

Staff recommends that the vacation of right-of-way on a portion of Palmer Road not be granted due to the possibility of future land locking the property to the west as well as a future road connection to Potter Road. For this reason, staff recommends that the plat document be revised to eliminate the notations referring the vacation of Palmer Road as it abuts the subject property.

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