

STAFF REPORT

October 26, 2000

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**PLAT #00PL102 - Layout Plat**

**ITEM 41**

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GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Dave Olson
REQUEST	<b>PLAT #00PL102 - Layout Plat</b>
LEGAL DESCRIPTION	Lots 1, 2, and Tract A of Winton Subdivision #2 and dedicated right-of-way, formerly Lots 3 and 4 of Eisenbraun Subdivision and unplatted, located in NW1/4 NE1/4 Section 26, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 21.61 Acres
LOCATION	South of Southside Drive and west of Anderson Road
EXISTING ZONING	Suburban Residential District-General Agriculture District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	General Agriculture District (County)
East:	Suburban Residential District-General Agriculture District (County)
West:	Suburban Residential District-General Agriculture District (County)
PUBLIC UTILITIES	None
REPORT BY	Blaise Emerson

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the Planning Commission, complete engineering plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the Planning Commission, revised drainage plans and calculations in compliance Rapid City Drainage Criteria Manual shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall submit information on the water supply proposed for the development;
4. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide an evaluation for on-site waste water system(s);

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5. Prior to Preliminary Plat approval by the Planning Commission of any lot after the initial three lots as identified in the master plan, a master plan for all utilities, water and sanitary sewer, shall be provided for review and approval;
6. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall submit a revised master plan identifying the proposed intersection with Southside Drive meets the minimum separation between intersection or a Special Exception to the Street Design Criteria Manual shall be approved;

#### Pennington County Fire Coordinator Recommendations:

7. Prior to Preliminary Plat by the Planning Commission of any lot after the initial three lots as identified in the master plan, a central water system shall be provided meeting all requirements of the Uniform Fire Code which includes fire hydrants and adequate water pressure;

#### Transportation Planning Division Recommendations:

8. Prior to Preliminary Plat approval by the Planning Commission, a non-access easement shall be identified along Southside Drive except for approved approach locations by the Engineering Division and Pennington County Highway Department;
9. If the thirty-three feet of section line highway has not been previously dedicated, the applicant shall dedicate it as public right-of-way;

#### Pennington County Planning Recommendations:

10. Prior to Final Plat approval, the applicant shall submit a rezoning application with Pennington County for the portion of the property currently zoned General Agriculture District requesting it be rezoned to Suburban Residential District. The zoning request must be approved and become effective prior to Final Plat approval by the City Council;

#### Urban Planning Division Recommendations:

11. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid;
12. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted or Subdivision Variance(s) shall be granted waiving required improvement(s) ;
13. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide a revised master plan eliminating all flagpole lot configurations from the master plan and shall revise the master plan identifying the north east/west street as a through street; and,
14. Prior to Final Plat approval by the City Council, no more than forty dwelling units based on the combination of all developments shall have exclusive access from the development before a second access shall be developed.

GENERAL COMMENTS: The applicant has submitted a Layout Plat for three lots and a master plan for the property. The master plan identifies a total of seventeen lots. This proposal is

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the continuation of the development that has been approved directly east of the property. The property is located on the south side of Southside Drive approximately .4 miles west of the intersection of Anderson Road and Southside Drive. The applicant has submitted an associated Subdivision Variance request to allow lots more than twice as long as they are wide, waive the requirement for curb and gutter and sidewalk requirements along Southside Drive, and waive the requirement for sanitary sewer construction and street lights.

STAFF REVIEW: Staff has reviewed the Layout Plat and Master Plan and has identified the following considerations:

Master Plan - In the proposed master plan, the applicant has identified a north/south street providing access to Southside Drive. Staff has raised concerns with the location of this intersection. Green Tree Drive is located approximately 50 feet to the east of the proposed intersection. The Street Design Criteria Manual requires a minimum separation between intersections of 125 feet. Both the Engineering Division Staff and the Pennington County Highway Department Staff are requesting that the intersection be moved to the west to allow for a greater spacing between intersections.

Staff is also requesting that the applicant provide a master plan for utilities for the proposed subdivision. The applicant is requesting to waive the requirement for sanitary sewer (dry sewer). The property is located in the Rapid City 20-year service area for the waste water treatment plant. The property is approximately .75 of mile west of the waste water treatment plant. Staff does not support waiving the requirement for dry sewerage the property. Staff is recommending that the applicant provide a master plan for sanitary sewer for the property which must include how neighboring properties would need to be served. Staff is also requesting information concerning how water will be provided to the development. The Pennington County Fire Coordinator has indicated that a central water system will need to be developed to meet fire code requirements. A master plan for the water system must be provided identifying the water source, storage, location and size of all water mains and location of proposed fire hydrants.

Staff is also requesting that the northern east/west street be extended to the west property line. This street connects to the street system in Winton Subdivision #1 and extends to Anderson Road. This street will serve as a parallel street system to Southside Drive. The southern east/west street could be eliminated as it does not provide a street connection to the original subdivision.

Zoning - Currently, the southern portion of the subject property is zoned General Agricultural District in Pennington County. The minimum lots size in the Pennington County General Agricultural District Zoning District is forty (40) acres. Prior to Final Plat approval of any of the proposed lots, the applicant must rezone the property through Pennington County to allow the proposed lot sizes. Based on the lot sizes proposed in the master plan, Suburban Residential Zoning District will be needed. The rezoning of the property must be effective prior to City Council approval of the Final Plat.

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Lot Configuration - Proposed Lot 2 has a very irregular lot shape. The applicant has proposed this irregular lot configuration to accommodate a land transfer between the partners in the development. The lot has two pieces that are connected via a 52.94 foot strip. Staff typically would not support such a lot configuration. However based on the master plan for the subject property, Staff supports the lot configurations. Ultimately, Lot 2 will be further subdivided and all the lots will have direct access to a public street.

In the master plan, the applicant has identified a number of flagpole lot configurations( Lots 12, 16 and 17). Staff has supported flagpole lot configurations when there is existing lots and the flagpole lot configuration will allow in-fill development. However in this case, the applicant is proposing to subdivide raw land and is not constrained by existing lot lines. Staff is requesting that the applicant provide a revised master plan eliminating all flagpole lot configurations from the master plan. Staff has noted alternative lot layouts that would eliminate the proposed flagpole configurations.