

STAFF REPORT

January 4, 2001

PLAT #00PL122 - Layout Plat

ITEM 40

GENERAL INFORMATION:

PETITIONER	Paul Hunt
REQUEST	PLAT #00PL122 - Layout Plat
LEGAL DESCRIPTION	SW1/4 of the NW1/4 and the NW1/4 of the SW1/4 of Section 13, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 40 Acres
LOCATION	Approximately 1/2 mile north of the intersection of S.D. Highway 44 and Anderson Road on the east side of Anderson Road
EXISTING ZONING	General Agricultural Zoning District (County)
SURROUNDING ZONING	
North:	General Agricultural Zoning District (County)
South:	General Agricultural Zoning District (County)
East:	General Agricultural Zoning District (County)
West:	Low Density Residential (County)
PUBLIC UTILITIES	Proposed to be extended
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Layout Plat be denied without prejudice.

GENERAL COMMENTS: The applicant is proposing to develop a 106 lot subdivision on a 40 acre parcel located on Anderson Road approximately one half mile north of SD Highway 44. The applicant has proposed to form a water and sewer district and connect to City water and sewer facilities located along SD Highway 44. Public water and sewer are needed to facilitate the proposed density of the development. The applicant has proposed to extend the water and sewer north along Anderson Road.

STAFF REVIEW: Staff has reviewed the Layout Plat and has noted the following comments:

The Major Street Plan has identified a collector street along the north property line. The collector street needs to be constructed at this location to provide an east/west route from the Rapid City Airport to west. The location can not be shifted due to existing development in the area and the spacing requirements needed between collectors and arterials. The applicant does not show this collector street on the proposed Layout Plat. The collector street will have a major impact on the overall design of the proposed subdivision. The location of the collector

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street will create a number of double frontage lots and could cause a problem with the separation between intersections as proposed.

Staff has other concerns with the proposed street network. The applicant does not propose a street connection to the property to the north. A north-south street connection through the property is critical. This would provide a local street network that would parallel Anderson Road that has been identified on the Major Street Plan as a minor arterial.

The Engineering Staff has also stated concerns with how the drainage and utilities will be handled for this project. They have requested that preliminary drainage and utility master planning be completed for this project. The master planning needs to look how these facilities would impact the surrounding properties. In particular if City services are provided to the subject property, it may be appropriate to extend these services to the neighboring properties to insure that when the neighboring properties are developed they can connect to these facilities. Also, Staff is concerned with the downstream storm water impacts created by the proposed development. Of particular concern are the impacts on the Murphy Ditch which is located south of the property.

Based on these issues, Staff has recommended that the Layout Plat be denied without prejudice. Staff supports the development if the applicant can obtain approval to connect to the public water and sewer services. However, the Layout Plat will change significantly based on the issues that were identified. Staff would like to work with the applicant and his engineer to resolve these issues so a revised Layout Plat can be brought forward.