

STAFF REPORT

July 5, 2001

No. 01PL039 - Layout Plat

ITEM 11

GENERAL INFORMATION:

PETITIONER	Ron & Mary Ann Davis
REQUEST	No. 01PL039 - Layout Plat
LEGAL DESCRIPTION	Tract F of the NW1/4 of Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 80 Acres
LOCATION	East of the intersection of Reservoir Road and Long View Drive on the south side of Long View Drive
EXISTING ZONING	Limited Agriculture District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Limited Agriculture District (County)
East:	General Agriculture District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	None
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Layout Plat be **denied without prejudice to allow the applicant to submit a revised Layout Plat.**

GENERAL COMMENTS: **(All revisions are shown in bold). The Planning Commission continued this request at their June 7, 2001 Planning Commission meeting. A number of issues were identified that needed to be addressed before Staff could recommend approval of the proposal. The applicant has not submitted any revised information to date. Staff is recommending that the Layout Plat be denied without prejudice to allow the petitioner to submit a revised and complete Layout Plat application.**

The petitioner has submitted a Layout Plat to subdivide an existing eighty-acre tract of land into approximately three hundred residential lots. The subject property is located south of Long View Road, east of Reservoir Road, and north of East Highway 44 in Rapid Valley. The subject property is located within Rapid City's three-mile platting jurisdiction.

STAFF REVIEW: Staff has reviewed this Layout Plat and has identified numerous critical issues that must be addressed by the petitioner before the Layout Plat can proceed. Some of these issues relate to additional information required by the petitioner while other issues involve major needed revisions to the Layout Plat.

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Scale: Staff has noted that the Layout Plat does not include a map scale as required by the Subdivision Regulations. Without this scale, Staff cannot accurately determine such things as lot sizes, street spacing, and street lengths. Furthermore, the 8 ½ inch by 11 inch plat submitted by the petitioner is difficult to read due to the inclusion of the topographic data. Upon resubmittal, the petitioner must submit a separate 8 ½ inch by 11 inch plat document without the inclusion of the topographic data. The topographic data must still be submitted but as part of the larger-scale drawing.

Utilities: The petitioner has not submitted any information regarding how sewer and water will be provided to the proposed subdivision. Furthermore, the Engineering Division has indicated that a utility master plan must be submitted for this proposed major subdivision. The Engineering Division has noted that the subject property is located within the Rapid Valley Sanitary District service boundary but that existing water mains may not be adequate to accommodate the needed fire flows for this subdivision. The Pennington County Fire Coordinator has noted that fire hydrants must be installed as part of this subdivision. In addition, gravity sewer service is not currently available to this area. If extension of sewer main to Highway 44 is proposed this will entail a new tap into the City's sewer outfall plus boring underneath the highway will be required.

Road Issues: Staff has identified a number of road issues related to this Layout Plat. First, it appears that there are an insufficient number of east/west roadways proposed in the subdivision although the absence of the required map scale information has made this difficult to determine. Secondly, it appears that the western-most north/south cul de sac far exceeds the maximum cul de sac length allowed by the Street Design Criteria Manual. Thirdly, the turn-around for a shorter cul de sac has been proposed directly over the Murphy Ditch. Fourth, the South Dakota Department of Transportation has indicated that the only access onto East Highway 44 shall be from Longview Drive and Reservoir Road. The proposed Layout Plat identifies two new access points. The petitioner must revise the proposed Layout Plat to reflect the requirements of the South Dakota Department of Transportation while still adhering to the recommendations of the City's Major Street Plan. Staff is recommending that the petitioner meet with City staff to discuss this matter in more detail.

Site Plan: The Engineering Division has noted that a site plan must be submitted identifying all existing structures, utilities, drives, and other improvements.

Lot Layout: Staff has several concerns regarding the proposed lot layout shown on the Layout Plat. First, a number of double-frontage lots are proposed along Longview Drive. Double-frontage lots are not allowed according to the City's Subdivision Regulations. Second, it appears that some of the lots may be more than twice as long as they are wide which is not allowed according to the Subdivision Regulations. Submittal of the required scale information will allow Staff to more adequately review this issue and other lot layout concerns.

Other Requirements: General drainage information must be submitted by the petitioner as part of the Layout Plat. This drainage information must address the flows through the site from the north. A complete drainage plan will be required as part of any future Preliminary Platting.

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Future Requirements: Although not required at this time, additional information will be required upon submittal of any future Preliminary Plat applications. Some such information includes: geological/geotechnical information studies; complete drainage plan for the site addressing issues related to the Murphy Ditch and detention facilities for two tributaries; seventeen feet of additional right-of-way dedication is required along Longview Drive; non-access easements will be required along Longview Drive except for approved approach locations; a rezoning request from the Limited Agricultural Zoning District to the Suburban Residential Zoning District must be submitted to Pennington County for approval; and, all proposed street names must be submitted for review and approval of the Emergency Services Dispatch Center.

As noted, Staff has identified numerous issues and concerns associated with this proposed Layout Plat. Many of these issues directly affect the viability of the Layout Plat and therefore Staff is recommending that the plat be continued to allow the petitioner to meet with City Staff and to submit all necessary revisions. If the revised layout plat and other required information is submitted by June 8, 2001, it is anticipated that action could be taken by the Planning Commission on the proposed plat at the July 5, 2001 meeting.