

STAFF REPORT

August 9, 2001

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**No. 01PL074 - Preliminary and Final Plat**

**ITEM 10**

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GENERAL INFORMATION:

PETITIONER	Davis Engineering for Ralph and Kathleen Rice
REQUEST	<b>No. 01PL074 - Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Lot 9 Rev. Revised and Lot 10 A Revised of Vaughn's Subdivision formerly: Lot 9 Rev. and Lot 10 A all located in: S1/2 NE1/4 of Section 19, T2N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.90 acres
LOCATION	1377 Neva Way
EXISTING ZONING	Low Density Residential District (County)
SURROUNDING ZONING	
North:	Low Density Residential District (County)
South:	Suburban Residential District (County)
East:	Low Density Residential District (County)
West:	Low Density Residential District (County)
PUBLIC UTILITIES	Private on-site water and wastewater
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be continued to the September 6, 2001 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat to reconfigure two existing lots. The subject property is located approximately 870 feet west of the intersection of 143<sup>rd</sup> Avenue and Neva Way on the south side of Neva Way. A site inspection identifies that a single wide mobile home and a barn are located on existing Lot 10A and two sheds are located on existing Lot 9A. Replatting the property as proposed will result in the two sheds being located on proposed Lot 10A Revised leaving proposed Lot 9A Revised void of any structural development.

The property is located in Pennington County outside of the City limits of Rapid City but within the City's three mile platting jurisdiction. The property is zoned Low Density Residential District by the County requiring a minimum lot size of three acres. The proposed lots are three acres and 6.9 acres in size, respectively, meeting the minimum lot size in the Low Density Residential District.

STAFF REVIEW: During the review of the Preliminary and Final Plat request, staff identified a number of concerns that must be addressed in order for the project to be approved.

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Structural Survey: A structural survey must be submitted showing the location of the existing structures as well as the location of the on-site water and wastewater systems. The site plan must also show the location of the existing approach(s) to the proposed lots. Staff's site inspection identified that the approach to Lot 10A Revised also serves as access to the adjoining property to the east, Lot 10B. The plat must be revised to identify a shared approach along the common lot line of the two properties. In addition, an access easement must be obtained if it is determined that the driveway serving proposed Lot 10A Revised is located in whole or in part on existing Lot 10B.

In addition, the site plan must show the location of existing and proposed utilities, including electric, telephone and cable. The Fire Department has indicated that the site plan must also identify the location of any fire hydrant(s) serving the area.

Soils Information: Currently, an on-site water and wastewater system serve proposed Lot 10A Revised. Soils information must be provided to insure that adequate soil conditions exist on the undeveloped lot, proposed Lot 9A Revised. The above referenced site plan must also show the location of the proposed drainfield. Staff is recommending that the soils information and site plan be submitted for review and approval prior to Preliminary Plat approval.

Topographic Information: Topographic information must be submitted for review and approval. Upon review of the topographic information, a drainage plan may be needed to determine the size and location of drainage easements on the subject property.

Neva Way: Neva Way is identified as a collector road on the Major Street Plan requiring a minimum right-of-way width of 76 feet. Currently, Neva Way is a 66 foot wide right-of-way. Staff is recommending that an additional five feet of right-of-way be dedicated along the front lot line to provide the minimum right-of-way width for a collector road. In addition, Neva Way must be improved to collector road standards or a Variance to the Subdivision Regulations must be obtained. In the past, Subdivision Regulation Variances have been granted when the proposed plat does not result in an increase in the density and the unimproved road is consistent with the design standards of the adjoining roadway(s).

Staff is recommending that the Preliminary and Final Plat be continued to the September 6, 2001 Planning Commission meeting to allow the applicant to submit the additional information outlined above and to revise the plat accordingly. In order for this item to be heard at the September 6, 2001 Planning Commission meeting, the additional information and the revised plat must be submitted no later than August 10, 2001.