STAFF REPORT

May 23, 2002

No. 02PL029 - Preliminary and Final Plat   **ITEM 7**

GENERAL INFORMATION:

PETITIONER	Davis Engineering
REQUEST	**No. 02PL029 - Preliminary and Final Plat**
EXISTING LEGAL DESCRIPTION	A portion of Tract F of the NW1/4 of Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract A of Murphy Ranch Estates Subdivision of the NW1/4 of Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 12.36 acres
LOCATION	Southeast of the intersection of Reservoir Road and Longview Drive
EXISTING ZONING	Limited Agriculture District
SURROUNDING ZONING	
North:	Suburban Residential District
South:	Limited Agriculture District
East:	General Agriculture District
West:	Suburban Residential District
PUBLIC UTILITIES	None
DATE OF APPLICATION	03/28/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:
Staff recommends that the Preliminary and Final Plat be continued to the June 6, 2002 Planning Commission meeting to allow staff time to review the master plan.

GENERAL COMMENTS: **This item was continued from the April 25, 2002 Planning Commission meeting. (Updates to the staff report are shown in bold.)** The petitioner has submitted this Preliminary and Final Plat to subdivide one lot out of a larger tract of land in order to transfer title of the property. 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. The applicant has also submitted an associated Subdivision Regulations Variance request (File # 02SV016) to waive the required improvements along the Long View Road frontage of the subject property.

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STAFF REVIEW: Staff has reviewed the Preliminary and Final Plat and has identified several issues that must be addressed by the petitioner before the Preliminary and Final Plat can proceed.

Master plan: The Engineering Division has requested that the applicant submit a master plan of the future street network, sanitary sewer lines and drainage improvements. Staff is concerned that platting the property as indicated on the proposed plat may limit the options for internal roadway connections when platting adjacent parcels in the balance of Tract F or when further subdividing the proposed Tract A. The required master plan will identify the number of approaches needed on Long View Drive as well as ensure that adequate approach spacing is provided between the approaches. The subject property is located within the Rapid Valley Sanitary District service area; however, the closest sewer main is located along Reservoir Road. A master plan identifying the applicant's future subdivision of the property and the proposed sanitary sewer system will enable the developer to identify future easements required for the sanitary sewer system. In addition to the master plan, the Engineering Division is requesting that topographic mapping be submitted to identify how storm water runoff from the property will be routed and enable the evaluation of the proposed drainage improvements and easements. **The requested master plan was submitted on May 10, 2002. As of this writing on May 15, 2002 staff has not had sufficient time to review the master plan and is recommending that the Preliminary and Final Plat request be continued to the June 6, 2002 Planning Commission meeting to allow staff to complete the review of the master plan.**

Plat revisions: The plat that was submitted with this request did not include all of the pertinent boundary data required to clearly identify the lot lines of the proposed lot. In particular, the plat clearly shows a curve in the west lot line; however, no curve data defining the exact location of the curve has been provided on the plat. In addition, the scale identified on the plat is incorrect. Staff is recommending that the applicant provide a revised plat providing all the pertinent boundary data. **To date, a plat showing the requested revisions has not been submitted.**