

STAFF REPORT

June 6, 2002

---

**No. 02PL046 - Layout Plat**

**ITEM 10**

---

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers for the North Haines Volunteer Fire Department
REQUEST	<b>No. 02PL046 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	GL 4 less ROW; unplatted balance of the SE1/4 SW1/4; unplatted balance of the S1/2 SE1/4, Section 18, T2N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1, North Haines II Subdivision, located in the SE1/4 SE1/4 of Section 18, T2N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.07 acres
LOCATION	At the intersection of Country Road and 143rd Street
EXISTING ZONING	General Agriculture District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	Limited Agriculture District (County)
East:	Limited Agriculture District (County)
West:	General Agriculture District (County)
PUBLIC UTILITIES	none
DATE OF APPLICATION	05/08/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Upon submittal of a Preliminary Plat, topographic information and a grading plan shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat, a drainage plan shall be submitted for review and approval;
3. Upon submittal of the Preliminary Plat, the applicant shall provide an evaluation for on-site waste water system(s);
4. Upon submittal of the Preliminary Plat, the applicant shall submit information on the water supply proposed for the development;
5. Upon submittal of the Preliminary Plat, complete engineering plans as specified in Section

## STAFF REPORT

June 6, 2002

---

**No. 02PL046 - Layout Plat**

**ITEM 10**

---

- 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. In particular, complete street design plans shall be submitted showing the location of utilities, storm drainage, curb and gutter and sidewalk improvements for 143<sup>rd</sup> Street and Country Road or a Subdivision Variance shall be obtained waiving the required subdivision improvements;
6. Upon Preliminary Plat submittal, the applicant shall provide a revised site plan showing the location of one approach to the property from 143<sup>rd</sup> Street or provide supporting documentation justifying the need for two approaches to the subject property. If an approach is approved on Country Road, the plat shall be revised to show non-access easement along the Country Road frontage with the exception of the one approved approach location;
  7. Prior to Preliminary Plat approval by the City Council, the plat shall be revised to show a non-access easement along the 143<sup>rd</sup> Street frontage with the exception of one approved approach located as far north on 143<sup>rd</sup> Street as possible;
  8. Upon Preliminary Plat submittal, the plat shall be revised to reflect the dedication of an additional five feet of right of way along the 143<sup>rd</sup> Street frontage;

Fire Department Recommendations:

9. Upon submittal of the Preliminary Plat, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval;

Pennington County Planning Department Recommendation:

10. Prior to Final Plat approval by the City Council, a lot size variance shall be obtained or the property shall be rezoned to Suburban Residential District;

Pennington County Register of Deeds Recommendation:

11. Prior to Final Plat approval by the City Council, the plat shall be revised to identify the name of the subdivision as North Haines Subdivision;

Urban Planning Division Recommendations:

12. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
13. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS: The applicant has submitted a Layout Plat to subdivide a 2.07 acre tract out of an existing 150 acre parcel. The property is located in the northwest quadrant of the intersection of Country Road and 143<sup>rd</sup> Street and is the future location of the North Haines Volunteer Fire Department fire station. The property is located within Rapid City's three-mile platting area.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the

## STAFF REPORT

June 6, 2002

---

**No. 02PL046 - Layout Plat**

**ITEM 10**

---

level of detail that is provided. All specific details of the subdivision may not be addressed but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the City Code or the Street Design Criteria Manual will require a formal variance request or a special exception, whichever is applicable.

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

**Zoning:** The Pennington County Planning Department has noted that the property is currently zoned General Agriculture District. The General Agriculture Zoning District does not allow a two acre lot size. The applicant has the option of either requesting from Pennington County a lot size variance or rezoning the property to Suburban Residential District. The variance or rezoning of the property must be effective prior to City Council approval of the Final Plat.

**Drainage Plan:** The Engineering Division has indicated that drainage and grading plans for the subject property must be submitted for review and approval. In particular, the adequacy of downstream facilities must be analyzed to ensure that the proposed development will have no adverse effects on the right of way or adjoining properties. In addition, the drainage plan must identify on-site storm water management and that storm water flows from the site will be maintained at pre-developed flows. Staff is recommending that the drainage plan be submitted for review and approval upon Preliminary Plat submittal and that the plat be revised to show any necessary drainage easements as needed. The site grading plans should be designed to accommodate future adjacent road improvements.

**Fire Department:** The Fire Department has indicated that prior to Preliminary Plat approval a site plan identifying the location of on-site fire hydrants must be submitted for review and approval. In addition, the applicant must provide design plans that show that the water system can provide the minimum fire flows required. The Fire Department has also noted that the applicant should take into consideration the requirements of NFPA 1500 and 1201 and include a fire sprinkler system, smoke detectors and carbon monoxide detectors in work, sleeping and general storage areas when designing the proposed fire station.

**Utilities:** City water and sewer are currently located approximately one mile west of the subject property. Staff is requesting that prior to Preliminary Plat approval the applicant provide detailed information concerning the water and wastewater systems that will serve this property. The information required includes the location of all areas acceptable for septic tanks and drainage fields, soil types, profile of the soil to a depth of bedrock, impervious material or groundwater and the location of percolation test holes and results of percolation tests. The applicant has submitted a Subdivision Regulations Variance request to waive the requirement to install water mains and dry sewer along the frontage of the subject property (see file #02SV026) Staff has indicated support of the variance with the with the provision that the applicant sign a waiver of right to protest future assessments for the installation of these improvements.

## STAFF REPORT

June 6, 2002

---

**No. 02PL046 - Layout Plat**

**ITEM 10**

---

Street Improvements: As mentioned previously, the subject property is located at the intersection of 143<sup>rd</sup> Street and Country Road. Both Country Road and 143<sup>rd</sup> Street are paved; however, no sidewalks, street light conduit or curb and gutter currently exist within the Country Road or 143<sup>rd</sup> Street right of way. The Subdivision Regulations stipulate that all required street improvements including sidewalk, street light conduit, curb and gutter and pavement widths in accordance with the adopted Major Street Plan and the Street Design Criteria Manual shall be installed or bond posted for the improvements prior to Final Plat approval. As previously indicated, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalks, street light conduit, and dry sewer and water lines within both right of ways. Prior to City Council approval of the Preliminary Plat, the Variance to the Subdivision Regulations must be obtained or construction plans must be submitted for review and approval.

Approaches: The site plan submitted with this request shows the location of two approaches to the subject property, one approach from Country Road and one from 143<sup>rd</sup> Street. Pennington County Ordinance 14, Specifications for County Roads and Approaches states ..."that only one approach shall be allowed to each tract or parcel of land". Staff is requesting that upon Preliminary Plat submittal the applicant provide supporting documentation justifying the need for two approaches to the subject property or revises the plat to indicate a non-access easement along the Country Road frontage of the subject property. In addition, the approach from 143<sup>rd</sup> Street should be a minimum of 350 feet from the intersection of 143<sup>rd</sup> Street and Country Road. The subject property only has 300 feet of frontage along 143<sup>rd</sup> Street. Staff is recommending that upon submittal of the Preliminary Plat that the applicant identify an approach from 143<sup>rd</sup> Street as far north as possible from the intersection of Country Road and 143<sup>rd</sup> Street, request a Special Exception to the Street Design Criteria Manual to allow an approach less than 350 feet from the intersection and provide a non-access easement along the entire frontage of 143<sup>rd</sup> Street except the location of the approved approach.

In the event that the second access is allowed from Country Road, staff is recommending that the applicant revise the site plan to relocate the approach as far west as possible to provide the maximum distance possible between the approach and the intersection of Country Road and 143<sup>rd</sup> Street. The Engineering Division has noted that a minimum of 460 feet of separation is required between the approach to Country Road and the intersection of Country Road and 143<sup>rd</sup> Street. Because the subject property only has 300 feet of frontage along Country Road the applicant will need to request a Special Exception to the Street Design Criteria Manual as a part of the Preliminary Plat submittal.

Subdivision Name: The Pennington County Register of Deeds has noted that before using the subdivision name North Haines II Subdivision that the name North Haines Subdivision must be utilized and has requested that the applicant change the name of the subdivision to North Haines Subdivision.

Right Of Way: Country Road is classified as an arterial road on the adopted Major Street Plan. The Street Design Criteria Manual requires a minimum of 100 feet of right of way for arterial roads. Currently, the right of way width of Country Road is 66 feet. The Layout Plat submitted with this request includes the dedication of an additional 17 feet of right of way

## STAFF REPORT

June 6, 2002

---

**No. 02PL046 - Layout Plat**

**ITEM 10**

---

along the Country Road frontage. The property also abuts 143<sup>rd</sup> Street which is classified as a collector street on the Major Street Plan requiring a minimum right of way width of 76 feet. Currently, the right of way of 143<sup>rd</sup> Street is 66 feet. Therefore, staff is requesting that at Preliminary Plat submittal five feet of additional right of way be dedicated as part of the platting of this property. Another five feet of right of way will be obtained when the property on the east side of 143<sup>rd</sup> Street is platted.

SDCL 11-6-19 Review: The applicant has indicated that the subject property will be the future location of the North Haines Volunteer Fire Station. South Dakota Codified Law requires Planning Commission approval for the construction of a public facility within the area covered by the Rapid City adopted Comprehensive Plan. The applicant will need to obtain approval from the Rapid City Planning Commission for the construction of the proposed fire station pursuant to the provisions of SDCL 11-6-19.

Staff believes that the proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.