

STAFF REPORT

August 22, 2002

No. 02PL082 - Layout Plat

ITEM 15

GENERAL INFORMATION:

PETITIONER	Robert Looyenga
REQUEST	No. 02PL082 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lots 37 and 35, Ponderosa Ridge Estates, N1/2 of NW1/4, Section 31, T2N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 37R and 35R, Ponderosa Ridge Estates, N1/2 of NW1/4, Section 31, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.06 acres
LOCATION	6560 Sun Ridge Road and 1107 Wildlife Road
EXISTING ZONING	Suburban Residential District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Suburban Residential District
East:	Suburban Residential District
West:	Suburban Residential District
PUBLIC UTILITIES	Central water system and septic system
DATE OF APPLICATION	07/25/2002
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, a site plan identifying the location of all structural improvements, topography and utility lines shall be submitted for review and approval;
2. Upon submittal of the Preliminary Plat, complete engineering plans as specified in Section 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 all adjacent and interior roadways or a Variance to the Subdivision Regulations shall be obtained;

STAFF REPORT

August 22, 2002

No. 02PL082 - Layout Plat

ITEM 15

3. Upon submittal of the Preliminary Plat, construction plans for the section line highway located along the north lot line shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained or the section line highway shall be vacated;
4. Upon submittal of the Preliminary Plat, the plat shall be revised to include the dedication of five feet of additional right of way along the Sun Ridge Road frontage;

Fire Department Recommendations:

5. Upon submittal of the Preliminary Plat, a wildland fire mitigation plan shall be submitted for review and approval;

Pennington County Planning Department Recommendations:

6. Upon submittal of the Preliminary Plat, soil profile information to verify two suitable areas for wastewater disposal systems on proposed Lot 37R and one set of percolation tests shall be submitted for review and approval;

Urban Planning Division Recommendations:

7. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
8. 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 reconfigure the lot lines of two existing lots, Lots 35 and 37. The property is located north of Sun Ridge Road and Wildlife Road within the Ponderosa Ridge Estates Subdivision. Lot 35 currently has a single family residence located on it whereas Lot 37 is currently undeveloped. The proposed reconfiguration of lot lines will increase the size of Lot 35 by moving the common lot line between the two lots further to the west. Sun Ridge Road and Wildlife Road are currently paved roads with no curb and gutter, sidewalks or street lights. The property is served by a central water system; however, each lot must have its own septic system. The applicant has submitted a Subdivision Regulations variance request (file #02SV037) to waive the requirement to install the required curb and gutter, sidewalk, street light conduit and dry sewer along both Sun Ridge Road and Wildlife Road. In addition, the north lot line of the subject property is a section line requiring subdivision improvements to be completed within the 66 feet of section line highway. The applicant has also requested that all the required improvements within the section line highway be waived.

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 level of detail that is provided. All specific details of the subdivision may not be addressed at the Layout Plat but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria

STAFF REPORT

August 22, 2002

No. 02PL082 - Layout Plat

ITEM 15

Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the Rapid City Municipal 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 concerns:

Site Plan: As mentioned previously, a residence is located on Lot 35 while Lot 37 remains undeveloped. Staff is requesting that the applicant include a site plan showing the location of existing structures, utility lines and topographic mapping as a part of the Preliminary Plat submittal. The structural site plan will verify that the reconfiguration of property lines will not create any nonconforming structures with respect to setbacks. Staff is requesting that the site plan include the location of all existing utility lines to verify that all existing and proposed utility lines will be located within the necessary easements. Prior to submittal of the Preliminary Plat the applicant must send a letter with an exhibit identifying the proposed reconfiguration of property boundaries and the side yard easements to all the affected utility companies for their review and approval.

Section Line Right of Way: The north lot line of the subject property is a section line with an accompanying section line highway. The Subdivision Regulations require that the section line highway must be improved or the applicant must obtain a Subdivision Regulations Variance to waive the requirement to waive the improvements. The applicant has submitted a request for a Variance to the Subdivision Regulations to waive the required improvements.

Subdivision Improvements: Upon Preliminary Plat submittal, complete engineering plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code must be submitted for review and approval. These plans must include construction plans in compliance with City Standards and the Street Design Criteria Manual for all subdivision improvements or the applicant must obtain a Variance to the Subdivision Regulations waiving the required subdivision improvements.

Septic System: The Pennington County Planning Department has noted that the subject property is located in an area that appears to have limestone rock at a shallow depth and that the northern portion of the property is somewhat steep. The Pennington County Planning Staff is concerned that the proposed reconfiguration of lot lines will remove a portion of the undeveloped lot that appears to be a likely area for an on-site wastewater absorption system. Staff is recommending that the applicant include soil profile information to verify there are two suitable areas for wastewater disposal systems located on proposed Lot 37R and one set of percolation tests with the Preliminary Plat application.

Right of Way: Staff has noted that an additional five feet of right of way must be dedicated along Sun Ridge Road in order for this roadway to meet the "collector" status roadway requirements.