

STAFF REPORT

September 5, 2002

No. 02PL026 - Layout Plat

ITEM 5

GENERAL INFORMATION:

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| PETITIONER | D.C. Scott Co. Land Surveyors for Thomas Knight |
| REQUEST | No. 02PL026 - Layout Plat |
| EXISTING LEGAL DESCRIPTION | Lot 4 and Lot 5 of Knights Acres Subdivision, N1/2 SE1/4 NE1/4 of Section 14, T1N, R8E, BHM, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Lot 4 Revised and Lot 5 Revised of Knight's Acres Subdivision, N1/2 SE1/4 NE1/4 of Section 14, T1N, R8E, BHM, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 16.82 acres |
| LOCATION | South of Longview Road and west of Anderson Road |
| EXISTING ZONING | Suburban Residential District (County) |
| SURROUNDING ZONING | |
| North: | Low Density Residential (County) |
| South: | Low Density Residential (County) |
| East: | Limited Agriculture District (County) |
| West: | Limited Agriculture District (County) |
| PUBLIC UTILITIES | Septic system and well |
| DATE OF APPLICATION | 03/28/2002 |
| REPORT BY | Lisa Seaman |

RECOMMENDATION:

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

Engineering Division Recommendations:

- 1. Prior to Layout Plat approval by the City Council, the Layout Plat shall be revised to provide a 52 foot wide frontage along Anderson Road and the width of the flagpole portion of Lot 6 shall be a minimum of 52 feet;**
- 2. Prior to Layout Plat approval by the City Council, the Layout Plat shall be revised to include non-access easements along the entire Anderson Road frontage of proposed Lot 5R and along the south 85 feet of the Anderson Road frontage of proposed Lot 4R;**
- 3. Upon submittal of the Preliminary Plat, the petitioner shall submit location information and other applicable data for any existing and proposed water and wastewater improvements;**

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4. Prior to Layout Plat approval by the City Council, the applicant shall provide documentation identifying the recording of the 66 foot wide access easement of record adjacent to Anderson Road extending 290.91 feet west along the south lot line of proposed Lot 6;
5. Upon submittal of the Preliminary Plat, the applicant shall either submit construction plans for the required subdivision improvements within the dedicated access easement or request a variance to the Subdivision Regulations waiving the construction of the required improvements or vacate the existing access easement as a part of the Final Plat of this property;
6. Upon submittal of the Preliminary Plat, construction plans for the required subdivision improvements as specified in Section 16.20.040 of the Rapid City Municipal Code within the Anderson Road right of way shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained waiving the required subdivision improvements;
7. Upon submittal of the Preliminary Plat, construction plans for the shared approach to proposed Lots 5R and 6 shall be submitted for review and approval;
8. Prior to Layout Plat approval by the City Council, the applicant shall provide a revised site plan showing the location of the existing well on proposed Lot 5R;
9. Prior to Layout Plat approval by the City Council, the applicant shall submit a revised topographic map;

Pennington County Planning Department:

10. Prior to approval of the Final Plat by the City Council, the applicant shall apply for and receive Pennington County Commission approval of the rezoning of the west portion of proposed Lot 4 Revised to Suburban Residential Zoning District;

Urban Planning Division Recommendations:

11. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
12. 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: (Updates to the staff report are shown in bold.) This item was continued from the August 22, 2002 Planning Commission meeting. The applicant has submitted this Layout Plat to reconfigure the lot lines on two existing lots. The subject property is located on the west side of Anderson Road approximately one-quarter mile south of the intersection of Anderson Road and Longview Drive. The property is located in the City's three mile platting area. The two existing parcels to be replatted include Lot 4 – a 1.28 acre parcel fronting on Anderson Road and a larger 15.54 acre parcel – Lot 5 located to the west. Lot 5 has a flagpole configuration with a 25 foot wide frontage onto Anderson Road. There are single-family homes currently located on both lots. The Layout Plat proposes to replat Lot 4 by moving the west lot line west approximately 240 feet and moving the flagpole portion of Lot 5 south between proposed Lot 4 and existing Lot 1.

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

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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 provided. All specific details of the subdivision may not be addressed as part of the Layout Plat review 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 special exception, whichever is applicable.

STAFF REVIEW: Staff has reviewed this proposed Layout Plat and has identified numerous concerns which need to be addressed by the petitioner before the Preliminary and Final Plat application is made to the City.

Land Uses: As mentioned previously, there is one single-family home currently located on each lot. It appears that the reconfiguration of the lot lines as proposed by this Layout Plat will result in both homes being located on proposed Lot 4 Revised. Pennington County Zoning regulations prohibit more than one principal building on a residentially zoned lot. Staff is recommending that the applicant submit a site plan showing the location of the existing dwellings and other improvements such as driveway locations on the property to verify that with the lot configuration proposed by this Layout Plat each dwelling will be located on a separate lot and that other improvements meet City standards. The requested site plan was submitted on May 27, 2002. **The site plan confirmed that as originally proposed the two existing dwellings would have been located within the boundary of proposed Lot 4 Revised. To remedy this situation, the applicant has submitted a revised Layout Plat that includes three lots. The single family dwelling located immediately west of Anderson Road will be located within the boundaries of proposed Lot 4R. The single family dwelling located approximately 400 feet west of Anderson Road will be located on proposed Lot 5R. Proposed Lot 6 is currently undeveloped. The Layout Plat shows that both Lot 5R and Lot 6 will take access directly from Anderson Road via separate flagpole driveways.**

Because proposed Lot 6 is 14.76 acres and likely to be subdivided into smaller lots in the future staff is recommending a few minor changes to the applicant's Layout Plat to insure that any further subdivision of proposed Lot 6 will comply with City standards. Staff is recommending that the Layout Plat be revised to provide a 52 foot wide frontage along Anderson Road and that the width of the flagpole portion of the lot be a minimum of 52 feet. The provision of a 52 foot wide flagpole will provide sufficient width for the future dedication of right of way for the construction of a sub-collector street to provide access to future lots when Lot 6 is further subdivided. The frontage along Anderson Road for Lot 5R must be a minimum of 25 feet and the distance between the south lot line of proposed Lot 4R and the existing residence located within the boundaries of Lot 4R must be of sufficient width to provide setbacks that comply with the Pennington County Zoning Ordinance. Staff is concerned that the lot configuration identified on the proposed Layout Plat will result in three approaches to Anderson Road being constructed in close proximity to one another. Staff is recommending that the applicant revise the Layout Plat to include non-access easements along the entire frontage of proposed Lot 5R and the south 85

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feet of proposed Lot 4R and that a 40 foot by 40 foot shared approach easement be identified within proposed Lot 6 adjacent to the north lot line and the Anderson Road frontage. The shared approach easement will allow access to proposed Lot 5R from the same approach as Lot 6 eliminating the need for two approaches within a few feet of one another. The existing approach located on the north side of proposed Lot 4R will provide access to Lot 4R.

Subdivision Improvements: The platting of property within the City's three-mile platting jurisdiction necessitates the construction of subdivision improvements in accordance with the City's Subdivision Ordinance and the adopted Street Design Criteria Manual. Plans for these subdivision improvements must be submitted along with the petitioner's Preliminary Plat application. The improvements must either be constructed or financial surety posted for them prior to the City approving any Final Plat for the subject property. The platting of the three lots as proposed in this Layout Plat will require the installation of curb and gutter, sidewalk, street light conduit, water and dry sewer along the Anderson Road frontage. The applicant has the option of applying for a Subdivision Variance to any or all of these required subdivision improvements.

Water/Wastewater Issues: As noted there is no central water system or sewer system available to the subject property. The property is located outside of the Rapid Valley Water and Sanitary District. Upon submittal of the Preliminary Plat, the petitioner will need to submit location information and other applicable data for any proposed water and wastewater improvements.

Access easement: The Layout Plat identifies a 66 foot wide access easement of record adjacent to Anderson Road extending 290.91 feet west along the south lot line of proposed Lot 5 Revised. The current plat of this subdivision does not reflect this access easement. Staff is requesting that the applicant provide documentation identifying the recording of this easement. **To date, the requested documentation has not been submitted.** The City of Rapid City Subdivision Regulations require that prior to Preliminary Plat approval the applicant must either submit plans for the required subdivision improvements within the access easement or request a variance to the Subdivision Regulations waiving the construction of the improvements. In this case the applicant could also vacate the existing access easement as a part of the Final Plat of this property.

Right Of Way: Anderson Road is classified as an arterial street on the adopted Major Street Plan. The Street Design Criteria Manual requires a minimum right of way width of 100 feet. Currently, 66 feet of right of way is dedicated along the Anderson Road frontage. Staff is requesting that the applicant revise the plat to show the dedication of 17 feet of additional right of way along the Anderson Road frontage. The revised plat shows that the additional right of way along the Anderson Road frontage will be dedicated.

Zoning Classification: The Pennington County Planning Department has noted that the west portion of proposed Lot 4 Revised is currently zoned Limited Agriculture Zoning District. The Pennington County Zoning Regulations require a minimum lot size of ten acres for lots zoned Limited Agriculture Zoning District. Prior to approval of the Final Plat by the City Council, the petitioner must apply for and receive Pennington County Commission approval

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of a rezoning of that portion of proposed Lot 4 Revised to Suburban Residential Zoning District.

Masterplan: The proposed Layout Plat shows that at this time the applicant intends to subdivide the property to provide separate lots for the existing single family dwellings located on the property and one large lot for future development. The applicant should be aware that any future subdivision of proposed Lot 6 will require the submittal of a Masterplan identifying street networking within the subdivision and to surrounding properties and utility improvements such as water, sanitary sewer and storm sewer.