

STAFF REPORT

January 9, 2003

No. 02PL122 - Layout Plat

ITEM 5

GENERAL INFORMATION:

PETITIONER	Dennis Dressen
REQUEST	No. 02PL122 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot 2, Block 1, Irene Estes Subdivision, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 2A and Lot 2B, Block 1, Irene Estes Subdivision, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.350 acres
LOCATION	6015 Nameless Cave Road
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District
East:	Suburban Residential District
West:	Low Density Residential District/Suburban Residential District
PUBLIC UTILITIES	Cleghorn Sanitary District
DATE OF APPLICATION	11/20/2002
REPORT BY	Tom Kurtenbach

RECOMMENDATION:

Staff recommends that the Layout Plat to plat one existing lot into two proposed lots be continued to the **January 23, 2003** Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS: (**Updates to the staff report are shown in bold.**) **This item was continued from the December 19, 2002 Planning Commission meeting.** The applicant has submitted a Layout Plat to plat Lot 2 into Lots 2A and 2B all of Block 1 of Irene Estates Subdivision. The parcel size is approximately 3.35 acres, and will not change with the proposed platting. The subject property is located north of West Highway 44 approximately four hundred feet and abuts the west side of Nameless Cave Road. The residence located on the southern portion of Lot 2 has a physical address of 6015 Nameless Cave Road.

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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 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:

During the review of the Layout Plat request, staff identified the following concerns that must be addressed in order for the project to be approved.

Structural Site Plan: Existing development is currently located at the site. A structural site plan must be submitted for review and approval to determine if and/or how the proposed plat will impact the existing development. Based on the aerial photograph, it appears that some of the structures may not meet the setback requirements from the proposed lot lines. Staff is recommending that the Layout Plat be continued to allow the applicant to submit a site plan as identified.

Topographic Information: The Subdivision Regulations state that topographic information must be submitted upon Layout Plat submittal. The applicant submitted a topographic waiver request which was not approved by the Engineering Division. Topographic information must be submitted for review and approval. As such, the Engineering Division is recommending that the Layout Plat be continued to allow the applicant to submit topographic information as required, with topography shown at five foot contour intervals.

Drainage Plan: The Engineering Division has indicated that a drainage plan must be submitted for review and approval. The drainage plan shall include inundation limit calculations to determine the 100 year flooding limits, as deemed necessary, to support the drainage easement design. Staff is recommending that a drainage plan be submitted for review and approval and that the plat be revised to show drainage easements as needed upon Preliminary Plat submittal.

Utilities/Easements: The Engineering Division has indicated that all utility lines and easements must be identified and submitted for review. The applicant has indicated that existing Lots 1R and 2 are currently served by a well located on Lot 1R. Staff recommends that the well location on Lot 1R, the water distribution line/easement on Lot 2, the sanitary sewer mains and service lines currently serving Lot 2, and private utility lines and easement locations be submitted for review. The applicant also indicated that the proposed dwelling for Lot 2B will be served by a proposed well to be located on Lot 2B. Staff recommends that the applicant contact the South Dakota Department of Environment and Natural Resources, Water Rights Division for water well permitting information, and that the applicant notify the City Engineering Division of the permitting status.

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The applicant indicated that sanitary sewer service to existing Lot 2 is provided by the Cleghorn Sanitary District, and also expressed the desire for Lot 2B to be served by a private septic system. Staff recommends that proposed Lot 2B also be served by the Cleghorn Sanitary District.

Nameless Cave Road/Access: Nameless Cave Road is located along the east lot line of existing Lot 2, and is classified as a collector street on the Major Street Plan. Currently, Nameless Cave Road is an asphalt road in the Pennington County Highway system. Nameless Cave Road intersects West Highway 44 approximately 400 feet south of the south lot line of Lot 2. The Street Design Criteria Manual requires a minimum 76 foot right-of-way for this street classification. Currently, Nameless Cave Road is located within a 66 foot right-of-way width. Prior to Final Plat approval, the plat must be revised to provide an additional five feet of right-of-way along Nameless Cave Road or a Variance to the Subdivision Regulations must be obtained waiving the requirement. The remaining five feet of right of way shall eventually be dedicated when the property located east of Nameless Cave Road is subdivided.

Additionally, the applicant shall identify a non-access easement along Nameless Cave Road to provide the visibility required to allow for the safe operation of vehicles. The Pennington County Highway Department recommends that the proposed approach to Lot 2B be located to accommodate a 25 mile per hour design speed. An estimated ten to 12 additional average daily trips will result from the proposed lot split.

Subdivision Improvements: Chapter 16 of the Rapid City Municipal Code (Subdivision Regulations) requires the installation of street pavement, sidewalk, dry sewer, water, curb and gutter and street light conduit along Nameless Cave Road. Currently Nameless Cave Road has an asphalt surface with no sidewalks, curb or gutter. As previously reported, the existing dwelling on Lot 2 is served by the Cleghorn Sanitary District and a private well located on Lot 1. Prior to Final Plat approval, the subdivision improvement requirements to Nameless Cave Road as specified in Section 16.20.040 of the Rapid City Municipal Code must be completed or secured, or a Subdivision Regulations Variance must be obtained.

Staff is recommending that the Layout Plat be continued to the **January 23, 2003** Planning Commission meeting to allow the applicant to submit additional information as outlined above.