

STAFF REPORT

February 20, 2003

No. 03PL013 - Layout Plat

ITEM 40

GENERAL INFORMATION:

PETITIONER	Kent Snow
REQUEST	No. 03PL013 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lots 37, 38 and 39, Enchanted Hills No. 4 Subdivision, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 37R, 38R and 39R, Enchanted Hills No. 4 Subdivision, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.2814 acres
LOCATION	639 Enchantment Road
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City Water; Private Septic
DATE OF APPLICATION	01/27/2003
REPORT BY	Tom Kurtenbach

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Upon Preliminary Plat submittal, the applicant shall submit information demonstrating that that the existing septic systems on Lots 37, 38 and 39 shall meet the required separations from existing residences and proposed lot lines;

Urban Planning Division Recommendations:

2. Prior to Final Plat approval by the City Council, improvements to the section line highway shall be completed or secured; or, a Variance to the Subdivision Regulations shall be obtained to waive the requirements; or the section line highway shall be vacated;

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3. Prior to Final Plat approval by the City Council, improvements to Enchantment Road shall be completed or a Variance to the Subdivision Regulations shall be obtained to waive the requirements;
4. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
5. 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 fee shall be paid.

GENERAL COMMENTS: The applicant is proposing to relocate two common lot lines affecting existing Lots 37, 38 and 39 in the Enchanted Hills No. 4 Subdivision. Currently a residence occupies Lot 37, and another residence is under construction on Lot 39. There is no structural development on Lot 38 at this time. The residence on Lot 37 currently encroaches into the side yard setback along the common lot line with Lot 38. The proposed re-platting will eliminate the structural encroachment into the side yard setback for Lot 37.

The applicant is also applying for a Variance to the Subdivision Regulations requiring improvements along the section line highway west of Lot 39 and to Enchantment Road abutting the north end of Lots 37, 38 and 39 (Companion Item No. 03SV006).

STAFF REVIEW: Staff has reviewed the request and noted the following considerations:

Encroachment of Septic Systems: The South Dakota Department of Environment and Natural Resources requires that wastewater disposal facilities be located such that they are separated from lot lines and residences by a minimum of ten feet. The structural survey for Lot 37 did not identify the location of the existing septic tank and drainfield. The information submitted for Lot 39 identified these wastewater facilities, but the drawing was not accurately scaled. The applicant is requesting that the common lot line between Lots 38 and 39 be relocated to the west, toward the existing drainfield on Lot 39. Upon Preliminary Plat submittal, Staff recommends that the applicant submit a scaled survey identifying all structural development, septic tanks and drainfields, and existing and proposed lot lines for Lots 37, 38 and 39. Staff will review this information to determine that the separation distances are adequate.

Subdivision Improvements: A section line highway abuts the west lot line of Lot 39 and Enchantment Road abuts the north lot lines of Lots 37, 38 and 39. The Subdivision Regulations require that the section line highway and Enchantment Road must be improved to City standards or the applicant must obtain a Subdivision Regulations Variance to waive the requirement for the improvements, or the section line highway shall be vacated.

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