

STAFF REPORT

March 27, 2003

No. 03PL022 - Layout Plat

ITEM 6

GENERAL INFORMATION:

PETITIONER	Steve and Diana Ringler
REQUEST	No. 03PL022 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot 2 of Block 1, Clarkson Subdivision, located in the NE1/4 of the NE1/4 Section 31, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot A and Lot B of Lot 2 of Block 1, Clarkson Subdivision, located in the NE1/4 of the NE1/4 of Section 31, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.96 acres
LOCATION	7989 Clarkson Road
EXISTING ZONING	Suburban Residential District
SURROUNDING ZONING	
North:	Suburban Residential District
South:	Suburban Residential District
East:	Suburban Residential District
West:	Suburban Residential District
PUBLIC UTILITIES	Private on-site water and wastewater
DATE OF APPLICATION	2/10/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Upon submittal of a Preliminary Plat, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show a drainfield easement for the existing and proposed drainfield and a reserve drainfield easement for the future location of a replacement drainfield on each lot;
2. Upon submittal of a Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and

STAFF REPORT

March 27, 2003

No. 03PL022 - Layout Plat

ITEM 6

- approval or a Variance to the Subdivision Regulations shall be submitted for review and approval. In addition, the plat document shall be revised to show the location of the on-site well. If the well is to be used as a community water source for the two proposed lots, then a well agreement shall be submitted for review and approval and the applicant shall demonstrate that the well provides adequate domestic water flows;
3. Upon submittal of a 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, gutter, street light conduit, sidewalk and pavement improvements for all adjacent roadways;
 4. Upon submittal of a Preliminary Plat, a complete drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to show drainage easements as needed;
 5. Upon submittal of a Preliminary Plat, road construction plans for Sheridan Lake Road shall be submitted for review and approval. In particular, an additional 17 feet of right-of-way shall be dedicated for that portion of Sheridan Lake Road that abuts the subject property. In addition, the road shall be constructed as a principal arterial street with curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 6. Upon submittal of a Preliminary Plat, road construction plans for Clarkson Road shall be submitted for review and approval. In particular, an additional five feet of right-of-way shall be dedicated for that portion of Clarkson Road that abuts the subject property. In addition, the road shall be constructed as a collector street with a 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 7. Upon submittal of a Preliminary Plat, the plat document shall be revised to show a non-access easement along Sheridan Lake Road. In addition, a non-access easement shall be shown along Clarkson Road except for approved approach location(s);

Pennington County Highway Department Recommendation:

8. Upon submittal of a Preliminary Plat, the applicant shall demonstrate that the two existing approaches to proposed Lot B of Lot 2 have been approved or one of the approaches shall be closed. The applicant also has the option of reconfiguring the plat document to allow the northern most approach to serve as a shared approach to the two proposed lots;

Register of Deed's Office Recommendation:

9. Prior to Final Plat approval by the City Council, the plat document shall be revised to read "formerly Lot 2 of Block 1, Clarkson Subdivision";

Urban Planning Division Recommendations:

10. Prior to Final Plat approval, the note on the plat stating "minimum lot setbacks: 25 feet front and rear, eight feet sides" shall be removed;
11. Prior to Final Plat approval, a Variance to the Subdivision Regulations shall be obtained to allow a lot length greater than twice the lot width or the plat shall be revised to comply with the length to width requirement;

STAFF REPORT

March 27, 2003

No. 03PL022 - Layout Plat

ITEM 6

12. Prior to Final Plat approval by the City Council, the plat document shall be revised to show a 10 foot wide planting screen easement along the north lot line of proposed Lot A of Lot 2. The planting screen easement shall be shown on the plat so as not to interfere with any lot line utility and/or drainage easements.
13. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
14. 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 1.96 acre parcel into two lots to be known as Lot A and Lot B of Lot 2, Clarkson Subdivision. The property is located in the northwest corner of the Sheridan Lake Road/Clarkson Road intersection. Currently, a single family residence and a detached garage are located on proposed Lot B of Lot 2. Lot A of Lot 2 is currently void of any structural development.

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 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 identified the following considerations:

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet; the lot length shall not be greater than twice the lot width". The proposed Layout Plat identifies that Lot A of Lot 2 will have a length twice as long as wide. Prior to Final Plat approval by the City Council, a Variance to the Subdivision Regulations must be obtained to allow a lot length greater than twice the lot width or the plat must be revised to comply with the length to width requirement.

Water: The Engineering Division has indicated that a water plan must be submitted for review and approval. In addition, the plat document must be revised to show the location of the existing on-site well. If the well is to be used as a community water source for the two lots, then a well agreement must be submitted for review and approval. In addition, the applicant must demonstrate that the well provides adequate domestic water flows for the two proposed residential lots.

Sewer: The Engineering Division has indicated that a sewer plan must be submitted for review

STAFF REPORT

March 27, 2003

No. 03PL022 - Layout Plat

ITEM 6

and approval. In addition, a site plan must be submitted showing the location of the existing septic tank and drainfield. Upon submittal of a Preliminary Plat, the plat document must be revised to show a drainfield easement for the existing and the proposed drainfield. The Pennington County Planning Department has recommended that the plat document be revised to provide a reserve drainfield easement for the future location of a replacement drainfield on each lot.

Sheridan Lake Road: Sheridan Lake Road is located along the north lot line of proposed Lot A of Lot 2. Sheridan Lake Road is classified as a principal arterial street on the Major Street Plan requiring a minimum 100 foot wide right-of-way. Currently, Sheridan Lake Road has a dedicated 66 foot right-of-way width. Upon submittal of a Preliminary Plat, the plat document must be revised to dedicate an additional 17 feet of right-of-way for that portion of Sheridan Lake Road that abuts the subject property. In addition, the applicant must submit construction plans showing the improvement of Sheridan Lake Road with curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations must be obtained.

Clarkson Road: Clarkson Road is located along the east lot line of the subject property and is classified as a collector street on the Major Street Plan requiring that it be constructed with a minimum 76 foot wide right-of-way and a forty foot wide paved surface. Clarkson Road currently has a 66 foot right-of-way width with an approximate 24 foot wide paved surface. Upon submittal of a Preliminary Plat, the plat document must be revised to dedicate an additional five feet of right-of-way for that portion of Clarkson Road that abuts the subject property. In addition, the applicant must submit construction plans showing the improvement of Clarkson Road with curb, gutter, sidewalk, street light conduit, sewer, water and additional pavement or a Variance to the Subdivision Regulations must be obtained.

Non-Access Easements/Approach Locations: Section 8.2.1.I of the Street Design Criteria Manual states that "...if a property has frontage on more than one street, access will be permitted only on the less traveled street frontage". As such, the plat document must be revised to provide a non-access easement along Sheridan Lake Road. The Engineering Division has indicated that a non-access easement must also be shown along Clarkson Road except for approved approach location(s).

The Pennington County Highway Department has indicated that Pennington County Ordinance #14 states that only one approach per parcel or tract of land is allowed. Currently, two approaches exist off Clarkson Road to proposed Lot B of Lot 2. The Pennington County Highway Department has indicated that the applicant must demonstrate that the two existing approaches have been approved or one of the approaches must be closed. The applicant also has the option of reconfiguring the plat document to allow the northern most approach to serve as a shared approach to the two proposed lots. All approach locations must meet the minimum separation requirements as per the Street Design Criteria Manual. In addition, the Pennington County Highway Department must review and approve the approach location(s). Staff is recommending that the plat document be revised to show non-access easements and approach locations as outlined above upon submittal of the Preliminary Plat.

STAFF REPORT

March 27, 2003

No. 03PL022 - Layout Plat

ITEM 6

Planting screen easement: Chapter 16.12.190.E of the Subdivision Regulations states that "...along the line of lots (within a residential development) abutting traffic artery(s) or any other such disadvantageous feature, the subdivider shall put in a planting screen easement of not less than ten feet in width, across which no right of access shall be provided". Sheridan Lake Road is classified as a principal arterial street on the Major Street Plan requiring that the plat document be revised to show a ten foot planting screen easement along the north lot line of proposed Lot A of Lot 2. Staff is recommending that the plat document be revised accordingly upon submittal of a Preliminary Plat. The planting screen easement must be shown on the plat so as not to interfere with any lot line utility and/or drainage easements.

Drainage: The Engineering Division and the Pennington County Drainage Engineer have indicated that a drainage plan must be submitted for review and approval. In particular, the drainage plan must demonstrate the adequacies of existing drainage facilities and/or the need for drainage facility improvements. In addition, the plat document must be revised to show drainage easements as needed.

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