

STAFF REPORT

April 24, 2003

No. 03PL031 - Preliminary and Final Plat

ITEM 6

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers for the North Haines Volunteer Fire Department
REQUEST	No. 03PL031 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	A tract of land located in the SE1/4 of the SE1/4 of Section 18, T2N, R8E, BHM, Pennington County, South Dakota, more fully described as follows: Beginning at the southeast corner of said Section 18, T2N, R8E, BHM, Pennington County, South Dakota; thence, westerly along the southerly section line of said Section 18, a distance of 333 feet, more or less; thence, northerly and parallel to the easterly section line of said Section 18, a distance of 350 feet, more or less; thence, easterly and parallel to the southerly section line of said Section 18, a distance of 333 feet, more or less, to a point on the easterly section line of said Section 18; thence, southerly along the easterly section line, a distance of 350 feet, more or less, to the point of beginning
PROPOSED LEGAL DESCRIPTION	Lot 1, North Haines II Subdivision, located in the SE1/4 SE1/4 of Section 18, T2N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.68 acres
LOCATION	At the intersection of Country Road and 143rd Avenue
EXISTING ZONING	General Agriculture District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	Limited Agriculture District (County)
East:	Limited Agriculture District (County)
West:	General Agriculture District (County)
PUBLIC UTILITIES	None
DATE OF APPLICATION	03/18/2003
REPORT BY	Tom Kurtenbach

STAFF REPORT

April 24, 2003

No. 03PL031 - Preliminary and Final Plat

ITEM 6

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be continued to the May 8, 2003 Planning Commission meeting to allow the applicant to submit additional information:

GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat to subdivide a 2.06 acre tract out of an existing 150 acre parcel. The subject property is located within Rapid City's three-mile platting jurisdiction in the northwest quadrant of the intersection of Country Road and 143rd Avenue, and is the proposed location of the North Haines Volunteer Fire Department fire station. The Layout Plat (File # 02PL046) of the subject property was approved with the following stipulations by the City Council on June 17, 2002:

Engineering Division Recommendations:

1. Upon submittal of a Preliminary Plat, topographic information and a grading plan shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat, a drainage plan shall be submitted for review and approval;
3. Upon submittal of the Preliminary Plat, the applicant shall provide an evaluation for on-site waste water system(s);
4. Upon submittal of the Preliminary Plat, the applicant shall submit information on the water supply proposed for the development;
5. 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 143rd Street and Country Road or a Subdivision Variance shall be obtained waiving the required subdivision improvements;
6. Upon Preliminary Plat submittal, the applicant shall provide a revised site plan showing the location of one access to the property from 143rd Street or provide supporting documentation justifying the need for two access points to the subject property. If an access is approved on Country Road, the plat shall be revised to show non-access easement along the Country Road frontage with the exception of the one approved access location;
7. Prior to Preliminary Plat approval by the City Council, the plat shall be revised to show a non-access easement along the 143rd Street frontage with the exception of one approved access located as far north on 143rd Street as possible;
8. Upon Preliminary Plat submittal, the plat shall be revised to reflect the dedication of an additional five feet of right of way along the 143rd Street frontage;

Fire Department Recommendations:

9. Upon submittal of the Preliminary Plat, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval;

Pennington County Planning Department Recommendation:

10. Prior to Final Plat approval by the City Council, a lot size variance shall be obtained or the property shall be rezoned to Suburban Residential District;

STAFF REPORT

April 24, 2003

No. 03PL031 - Preliminary and Final Plat

ITEM 6

Pennington County Register of Deeds Recommendation:

11. Prior to Final Plat approval by the City Council, the plat shall be revised to identify the name of the subdivision as North Haines Subdivision;

Urban Planning Division Recommendations:

12. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
13. 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.

Several of the Layout Plat stipulations listed above identify required additional information to be submitted by the applicant. Some of the required information was not submitted by the applicant with this plat request.

As a companion item to Layout Plat, the applicant submitted a Subdivision Regulations Variance request to waive the requirement to install sidewalk, curb and gutter, street lights, dry sewer and water mains along the frontage of the subject property (File # 02SV026). On December 16, 2002, the City Council approved the Subdivision Regulations Variance with the stipulation that the applicant submit a signed waiver of right to protest future assessments for the installation of these subdivision improvements.

STAFF REVIEW: Staff has reviewed the Preliminary and Final Plat and has noted the following considerations:

Zoning: The Pennington County Planning Department has noted that the property is currently zoned General Agriculture District. The General Agriculture Zoning District does not allow a two acre lot size. The Pennington County Planning Department staff indicated that in 2002, the applicant was granted a Variance to the Pennington County Zoning Ordinance to allow the two acre lot. The Rapid City Future Land Use Plan identifies the subject property as Neighborhood Commercial with a Planned Commercial Development designation.

Drainage Plan: The Engineering Division has indicated that drainage and grading plans for the subject property must be submitted for review and approval. In particular, the adequacy of downstream facilities must be analyzed to ensure that the proposed development will have no adverse effects on the right of way or adjoining properties. In addition, the drainage plan must identify on-site storm water management and that storm water flows from the site will be maintained at pre-developed flows. During Layout Plat review, staff recommended that the drainage plan be submitted for review and approval upon Preliminary Plat submittal and that the plat be revised to show any necessary drainage easements as needed. The site grading plans should be designed to accommodate future adjacent road improvements. Drainage/grading plans were not submitted with this Preliminary and Final Plat submittal. Staff recommends that this plat request be continued to allow the applicant to submit the required information.

STAFF REPORT

April 24, 2003

No. 03PL031 - Preliminary and Final Plat

ITEM 6

Fire Department: The Fire Department has indicated that prior to Preliminary Plat approval a site plan identifying the location of on-site fire hydrants must be submitted for review and approval. In addition, the applicant must provide design plans that show that the water system can provide the minimum fire flows required during and after construction at the subject property. The Fire Department has also noted that the applicant should take into consideration the requirements of NFPA 1500 and 1201 and include a fire sprinkler system, smoke detectors and carbon monoxide detectors in work, sleeping and general storage areas when designing the proposed fire station.

Pennington County Emergency Services Coordination Center: The plat identifies the north-south street abutting the subject property as 143rd Street. The Emergency Services Coordination Center staff has requested that this street name be revised to read 143rd Avenue. Prior to Final Plat approval by the City Council, the plat shall be revised to identify 143rd Street as 143rd Avenue.

Pennington County Register of Deeds: The subdivision name selected by the applicant is North Haines II Subdivision. The Pennington County Register of Deeds staff indicates that the name North Haines Subdivision needs to exist prior to the North Haines II Subdivision. Staff recommends that prior to Final Plat approval by the City Council, the plat be revised to identify the name of the proposed subdivision as North Haines Subdivision.

Utilities: City water and sewer are currently located approximately one mile west of the subject property. Staff is requesting that prior to Preliminary Plat approval the applicant provide detailed information concerning the water and wastewater systems that will serve this property. A plat note identifying groundwater protection issues is required when onsite wastewater disposal is proposed. Staff recommends that prior to Final Plat approval by the City Council, the plat be revised to include the groundwater protection note.

The wastewater information required includes the location of all areas acceptable for septic tanks and drainage fields, soil types, profile of the soil to a depth of bedrock, impervious material or groundwater and the location of percolation test holes and results of percolation tests. The Pennington County staff has requested that prior to Final Plat approval by the City Council, a septic reserve area must be identified on the plat.

Access: The site plan submitted with the Layout Plat request identified the location of two access points to the subject property, one access from Country Road and one from 143rd Avenue. Pennington County Ordinance 14, Specifications for County Roads and Approaches states ..."that only one approach shall be allowed to each tract or parcel of land". During the Layout Plat review, staff requested that upon Preliminary Plat submittal the applicant provide supporting documentation justifying the need for two access points to the subject property or revise the plat to indicate a non-access easement along the Country Road frontage of the subject property. In addition, staff recommended that the access from 143rd Avenue should be a minimum of 350 feet from the intersection of 143rd Avenue and Country Road. The subject property only has 300 feet of frontage along 143rd Avenue.

STAFF REPORT

April 24, 2003

No. 03PL031 - Preliminary and Final Plat

ITEM 6

Upon review of the Layout Plat, staff recommended that upon submittal of the Preliminary Plat that the applicant identify an access from 143rd Avenue as far north as possible from the intersection of Country Road and 143rd Avenue, request a Special Exception to the Street Design Criteria Manual to allow an access less than 350 feet from the intersection, and provide a non-access easement along the entire frontage of 143rd Avenue except the location of the approved access. The Preliminary and Final Plat does not identify access locations along either Country Road or 143rd Avenue. Staff recommends that this plat request be continued to allow the applicant to identify access to the subject property from Country Road and 143rd Avenue, and to submit a request for the required Special Exception(s) to the Street Design Criteria Manual.

In the event that a second access is allowed from Country Road, staff is recommending that the applicant locate the access as far west as possible to provide the maximum distance possible between the access and the intersection of Country Road and 143rd Avenue. During Layout Plat review, the Engineering Division noted that a minimum of 460 feet of separation is required between the access to Country Road and the intersection of Country Road and 143rd Avenue. Because the subject property only has 300 feet of frontage along Country Road, staff requested that the applicant obtain a Special Exception to the Street Design Criteria Manual as a part of the Preliminary Plat submittal. A Special Exception request was not submitted with the Preliminary and Final Plat request.

Right Of Way: Country Road is classified as an arterial road on the Major Street Plan. The Street Design Criteria Manual requires a minimum of 100 feet of right of way for arterial roads. Currently, the right of way width of Country Road is 66 feet. The Preliminary and Final Plat identifies the dedication of an additional 17 feet of right of way along the Country Road frontage. The property also abuts 143rd Avenue which is classified as a collector street on the Major Street Plan requiring a minimum right of way width of 76 feet. Currently, the right of way of 143rd Avenue is 66 feet. A stipulation of approval for Layout Plat approval stated that at Preliminary Plat submittal, the plat shall identify five feet of additional right of way. Another five feet of right of way will be obtained when the property on the east side of 143rd Avenue is platted. The Preliminary and Final Plat submitted by the applicant does not identify the required additional five feet of right of way. Staff recommends that the plat be revised to identify the additional five feet of right of way required along 143rd Avenue.

Air Quality Permit: The applicant should be aware that an air quality permit is required for the subject property if one acre or more of land will be disturbed during construction. Permits may be obtained through the City Planning Department.

SDCL 11-6-19 Review: The applicant has indicated that the subject property will be the future location of the North Haines Volunteer Fire Station. South Dakota Codified Law requires Planning Commission approval for the construction of a public facility within the area covered by the Rapid City Comprehensive Plan. The applicant will need to obtain approval from the Rapid City Planning Commission for the construction of the proposed fire station pursuant to the provisions of SDCL 11-6-19.

Staff is recommending that the Preliminary and Final Plat be continued to the May 8, 2003

STAFF REPORT

April 24, 2003

No. 03PL031 - Preliminary and Final Plat

ITEM 6

Planning Commission meeting to allow the applicant to submit additional information as outlined above.