

STAFF REPORT

June 26, 2003

No. 03PL064 - Preliminary Plat

ITEM 44

GENERAL INFORMATION:

PETITIONER	Precision Surveying for Bill Marx
REQUEST	No. 03PL064 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 2 and the north 40 feet of Lot 3 in Block B of Canyon Lake Heights Subdivision, located in the NW1/4 of Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A and B in Block B of Canyon Lake Heights Subdivision, located in the NW1/4 of Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.70 acres
LOCATION	4730 Cliff Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Park Forest District w/Planned Development Designation
PUBLIC UTILITIES	Private on-site water and wastewater
DATE OF APPLICATION	05/29/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, the septic tank design shall be revised as redlined and returned for review and approval;
2. Prior to Preliminary Plat approval by the City Council, the on-site water design shall be revised to demonstrate that a minimum 25 foot separation is being provided between the water line easement and all on-site wastewater components;
3. Prior to Final Plat approval by the City Council, the on-site wastewater system located on

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- proposed Lot B shall be relocated to provide a minimum separation of 150 feet from the on-site well or surety shall be posted for the relocation;
4. Prior to Preliminary Plat approval by the City Council, road construction plans for the section line highway shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained or the section line highway shall be vacated;
 5. Prior to Preliminary Plat approval by the City Council, road construction plans for Cliff Drive for the installation of curb, gutter, sidewalk, street light conduit, water and sewer as per Chapter 16.16 of the Rapid City Municipal Code shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;

Register Of Deed's Office Recommendation:

6. Prior to Final Plat approval by the City Council, the plat title shall be revised to read "formerly Lot 2 and the North 40 feet of Lot 3 in Block B";

Fire Department Recommendation:

7. Prior to Preliminary Plat approval by the City Council, the applicant shall submit a Wild Land Fire Mitigation Plan for review and approval. In addition, the Wild Land Fire Mitigation Plan shall be implemented prior to Final Plat approval by the City Council;

Urban Planning Division Recommendations:

8. Prior to Final Plat approval by the City Council, the plat document shall be revised to eliminate the certifications for "Rapid City Common Council" and "Planning Commission" and shall add certificates for "Resolution by Governing Board" and "Certificate of Finance Officer";
9. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
10. 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 Preliminary Plat to subdivide a 1.69 acre lot into two lots. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to improve Cliff Drive located along the east lot line of the subject property and a section line highway located along the west lot line. (See companion item #03SV022.)

On February 17, 2003, the City Council approved a Layout Plat to subdivide the subject property into two lots as identified on this plat.

The property is located north of the Ridge Drive/Cliff Drive intersection on the west side of Cliff Drive. Currently, a single family residence is located on proposed Lot B and proposed Lot A is void of any structural development.

STAFF REVIEW:

Staff has reviewed the Preliminary Plat and has noted the following considerations:

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Water and Wastewater: The applicant has indicated that a well located on proposed Lot B will serve both parcels. In addition, a septic tank and drainfield are currently located on proposed Lot B serving the existing residence. The Engineering Division has indicated that the location of the on-site wastewater system is less than 150 feet from the well as required by the South Dakota Department of Transportation. As such, the Engineering Division has indicated that the on-site wastewater system must be relocated prior to Final Plat approval by the City Council or surety must be posted for the relocation. The Engineering Division has also indicated that the septic tank design must be revised as redlined and returned for review and approval prior to Preliminary Plat approval by the City Council.

The Engineering Division has indicated that the on-site water design must be revised to demonstrate that a minimum 25 foot separation is being provided between the water line easement and all on-site wastewater components. Staff is recommending that the water design be revised as identified prior to Preliminary Plat approval by the City Council.

Fire Department: The Fire Department has indicated that the property is located in a moderate to High Wild Land Fire Hazard Area. In order to allow a community water system to serve as an interim water supply until City water is available to the property, the Fire Department has indicated that the applicant must submit a Wild Land Fire Mitigation Plan for review and approval prior to Preliminary Plat approval. In addition, the Wild Land Fire Mitigation Plan must be implemented prior to Final Plat approval.

Cliff Drive: Cliff Drive is located along the east lot line of the subject property and is classified as a local road. Currently, curb, gutter, sidewalk, street light conduit, water and sewer have not been constructed along Cliff Drive. As previously indicated, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to improve Cliff Drive as identified. Prior to Preliminary Plat approval by the City Council, the Variance to the Subdivision Regulations must be obtained or construction plans showing these improvements must be submitted for review and approval.

Section Line Highway: During the review of the associated Layout Plat, staff identified that a section line highway is located along the west lot line of the property. Prior to Preliminary Plat approval, the section line highway must be improved to City Street standards or a Variance to the Subdivision Regulations must be obtained to waive the street improvements or the section line highway must be vacated. As previously indicated, the applicant has requested a Variance to the Subdivision Regulations to waive the requirement to improve the section line highway. However, the City Council recently required a property owner located further north along Cliff Drive to vacate that portion of this section line in lieu of granting the variance request.

The western half of the section line highway is located on an adjacent property under different ownership from the subject property. The Subdivision Regulations states that "...where there exists a dedicated or platted half-street adjacent to the tract to be subdivided, the other half shall be platted. No new half-streets shall be permitted". Vacating

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only that portion of the section line highway located on the subject property will create a half-street. As such, the entire section line highway must be vacated requiring that the adjacent property owner concurs with the request. Prior to City Council approval of the Preliminary Plat, the section line highway issue must be addressed as identified or construction plans for the street must be submitted for review and approval.

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