

STAFF REPORT
June 24, 2004

No. 04PL072 - Layout Plat

ITEM 16

GENERAL INFORMATION:

PETITIONER	Donald Potts
REQUEST	No. 04PL072 - Layout Plat
EXISTING LEGAL DESCRIPTION	SW1/4 SW1/4 SE1/4; SE1/4 SW1/4 SE1/4 less Lot H1, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 and Lot 2, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 13.34 acres
LOCATION	6105 Covenant Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	General Agriculture District/Public District
West:	General Agriculture District
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	05/26/2004
REVIEWED BY	Renee Catron-Blair / Sig Zvejnieks

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat, a topographical drawing showing any proposed grading and an erosion and sediment control plan for all improved areas shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat, drainage calculations consistent with the Arrowhead Drainage Basin Plan shall be submitted for review and approval;
3. 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. If individual on-site wastewater systems are proposed, then an on-site wastewater plan prepared by a Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems shall be submitted for review and approval;
4. Upon submittal of a Preliminary Plat, the location and depth of wells and service lines,

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5. septic tanks and drainfields for each lot shall be submitted for review and approval;
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. If a shared well and/or a community water facility is proposed than it shall be designed as a public water system or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show utility easement(s) as needed;
6. Upon submittal of a Preliminary Plat, an access easement shall be provided to the subject properties and road construction plans for the continuation of Covenant Drive shall be submitted for review and approval. In particular, the extension of Covenant Drive shall be constructed with a minimum 49 foot wide right-of-way and a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations shall be obtained. The proposed cul-de-sac turnaround bulb shall be located in a minimum 96 foot wide diameter right-of-way with a minimum 76 foot wide diameter paved surface or a Variance to the Subdivision Regulations shall be obtained;
7. Upon submittal of a Preliminary Plat, a cost estimate of the subdivision improvements shall be submitted for review and approval;
8. Prior to issuance of a Building Permit, supplemental tap fees shall be paid;
9. Prior to Preliminary Plat approval by the City Council, the section line highway shall be constructed to City Street Design Standards or a Variance to the Subdivision Regulations shall be obtained or the section line highway shall be vacated.
The adjacent property owner shall sign the petition to vacate the section line highway or a Variance to the Subdivision Regulations shall be obtained to allow half a right-of-way. If the section line highway is vacated, then an alternate street connection to the west lot line shall be provided. In particular, the road shall be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
10. Prior to Preliminary Plat approval by the City Council, road construction plans for Catron Boulevard shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In particular, the road construction plans shall show Catron Boulevard constructed with a curb, gutter, sidewalks, street light conduit and sewer;
11. Upon submittal of a Preliminary Plat, all Uniform Fire Codes shall be continually met;
12. Upon submittal of a Final Plat application, a reserve area shall be shown or a note shall be placed on the plat indicating that at the time a Building Permit is applied for, a reserve drainfield area will be identified and held in reserve unless a public sewer system is provided;
13. Upon submittal of a Final Plat, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,
14. Upon submittal of a Final Plat, the property shall be rezoned to allow the minimum lot size requested or a zoning variance shall be obtained.

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GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide approximately 13 acres into two parcels, creating an approximate three acre lot and a ten acre lot, respectively. The two lots are proposed to be identified as Lot 1 and Lot 2. Currently there is single family residence on proposed Lot 1.

The applicant has also submitted a Variance to the Subdivision Regulations request in conjunction with the Layout Plat application. (See companion item #04SV035.)

The subject property is located approximately .5 miles northwest on Catron Boulevard from the intersection of Highway 16 and Catron Boulevard. The property lies on the west side of Catron Boulevard. Covenant Drive currently terminates at the property line.

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 provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approved 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 Rapid City Municipal 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 noted the following considerations:

Section Line Highway: An unimproved section line highway is located along the south lot line of the subject property. The section line highway must be constructed to City Street Design Standards with a minimum 45 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. The applicant also has the option of vacating the section line highway; however, the south half of the section line highway is located on an adjacent property under different ownership than the subject property. As such, the adjacent property owner must sign the petition for the vacation of the section line highway or a Variance to the Subdivision Regulations to allow platting half a right-of-way must be obtained. If the section line highway is vacated than an alternate road connection to the west lot line through the subject property must be provided. During the recent review of a Master Plan of the property located directly west of the subject property, it was noted that a road connection through the subject property must be provided in order to maintain road connectivity through this area. The road must be located within a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. Staff is recommending that the section line highway issue be addressed as identified prior to Preliminary Plat approval by the City Council.

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Catron Boulevard: Catron Boulevard is located along the east lot line of the property and is identified as a principal arterial street requiring that the street be located in a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Catron Boulevard is located in a varied right-of-way width from 300 feet to 550 feet and constructed with a 36 foot wide paved surface and water. Prior to Preliminary Plat approval by the City Council, Catron Boulevard must be constructed to City Street Design Standards as identified or a Variance to the Subdivision Regulations must be obtained.

Covenant Drive: Covenant Drive is classified as a lane/place street requiring that the street be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Covenant Drive is a 50 foot wide right-of-way with an approximate 20 foot wide gravel surface. In addition, the proposed cul-de-sac turnaround bulb must be located in a minimum 96 foot wide diameter right-of-way with a minimum 76 foot wide diameter paved surface or a Variance to the Subdivision Regulations must be obtained.

Sewer: Sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. If individual on-site wastewater systems are used, then an on-site wastewater plan prepared by a Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems must be submitted for review and approval. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance. The property is more than 1,700 feet from the nearest sanitary sewer main at the current time. Separation between wells and on-site systems must be provided in accordance with the requirements of the State of South Dakota.

Water: Water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. If on-site well(s) and/or a community water source are used, data to confirm that the well(s) have sufficient flows and water quality must be submitted for review and approval. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance. Currently, a water main is located along Catron Boulevard and a fire hydrant is located on the west side of Catron Boulevard on Haugo Drive. Approximately 700 feet of water main would be required to the subject property line and supplemental tap fees will apply at time of a building permit. A fire hydrant shall be required in accordance with the City of Rapid City and Uniform Fire Code requirements.

Drainage: As part of the Preliminary Plat application, a topographical plan must be submitted for review and approval. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. A drainage plan designed in accordance to the Arrowhead Drainage Basin and drainage calculations shall be submitted. Staff is recommending that upon submittal of a Preliminary Plat application, a drainage and grading plan, as well as an erosion and sediment control plan, be submitted

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for review and approval.

Zoning: The property is currently zoned General Agriculture District requiring a minimum 20 acre lot size for a residence. As previously indicated, a single family residence is located on proposed Lot 1. As such, the property must be rezoned to a district allowing a 13 acre lot or a zoning variance must be obtained. The Southwest Connector Neighborhood Future Land Use Map identifies the appropriate land use for the subject property as Low Density Residential with a Planned Residential Development. As such, prior to submittal of a Final Plat, the applicant may wish to request that the property be rezoned from General Agriculture District to Low Density Residential District and a Planned Development Designation must be approved. In addition, an Initial and Final Planned Residential Development would need to be obtained prior to issuance of a building permit for the subject property.

Staff believes that this proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.