

STAFF REPORT
March 10, 2005

No. 05PL030 - Layout Plat

ITEM 43

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers, Inc. for Craig Erickson
REQUEST	No. 05PL030 - Layout Plat
EXISTING LEGAL DESCRIPTION	E1/2 NE1/4 NE1/4 Section 13, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 of Crystal Dome Subdivision and dedicated right-of- way located in the E1/2 NE1/4 NE1/4 Section 13, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.25 Acres
LOCATION	South of Long View Road along Radar Hill Road
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	Private on-site water and wastewater
DATE OF APPLICATION	2/11/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Layout Plat be approved with stipulations:

1. Prior to Layout Plat approval by the Planning Commission, a Master Plan for the balance of the subject property shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat application, 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 percolation information demonstrating that the soils are suitable for on-site wastewater systems shall be submitted for review and approval;
3. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. If on-site well(s) are used, data to confirm that the well(s) have sufficient flows and water

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- quality shall be submitted for review and approval. If a shared well is proposed then it shall be designed as a public water system. In addition, the plat document shall be revised to show utility easement(s) as needed;
4. Upon submittal of a Preliminary Plat application, road construction plans for Radar Hill Road shall be submitted for review and approval. In particular, the road construction plans shall show Radar Hill Road constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 5. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show an on-site fire apparatus turnaround easement as per the Fire Department;
 6. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 7. The International Fire Code shall be continually met;
 8. Upon submittal of a Final Plat application, 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; and,
 9. Upon submittal of a Final Plat application, 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 20 acre lot into a 2.25 acre lot leaving a 17.75 acre non-transferable unplatted balance. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along Radar Hill Road. (See companion item #05SV016.)

The subject property is located in the southwest corner of the Long View Road/Radar Hill Road intersection and 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 provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approval 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:

Zoning: The property is located outside of the City limits within Pennington County and is currently zoned Suburban Residential District. The Suburban Residential District requires a minimum lot size of 6,500 square feet with central water and sewer and one acre lot size

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with on-site water and wastewater. The Layout Plat identifies that the proposed lot is 2.25 acres in size meeting the minimum lot size of the Suburban Residential District.

Radar Hill Road: Radar Hill Road is located along the east lot line of the subject property and is classified as a principal arterial street on the City's Major Street Plat requiring that it be located in a minimum 100 foot wide right-of-way with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Radar Hill Road is located in a 66 foot wide right-of-way with a 40 foot wide paved surface. The Layout Plat identifies that an additional 17 feet of right-of-way will be dedicated along Radar Hill Road as it abuts the subject property. Staff is recommending that prior to Preliminary Plat approval by the City Council, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document shall be revised dedicating an additional 17 feet of right-of-way.

Wastewater: The applicant has indicated that a private wastewater system will serve the proposed lot. Staff is recommending that upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. If individual on-site wastewater systems are proposed, then percolation information prepared by a Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems must be submitted for review and approval.

The Pennington County Planning Department has indicated that a note should be placed on the plat document stating that "An alternate drainfield area shall be identified upon submittal of a building permit". Staff is recommending that the plat document be revised as identified prior to submittal of a Final Plat application.

Water: The applicant has indicated that an on-site well will serve the proposed lot. Staff is recommending that upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, data to confirm that the well has sufficient flows and water quality must be submitted for review and approval. If a shared well is proposed than it must be designed as a public water system. In addition, the plat document must be revised to show utility easement(s) as needed.

Flag pole Lot: The Layout Plat identifies the proposed lot as a 200 foot long flag pole lot. As such, the Fire Department has indicated that upon submittal of a Preliminary Plat, the plat document must be revised to show an on-site fire apparatus turnaround easement on the proposed lot. In addition, the Pennington County Fire Coordinator has indicated that the address must be posted along Radar Hill Road. Staff is recommending that the International Fire Code be continually met.

Master Plan: The City Council has approved a resolution requiring that a Master Plan be submitted for review and approval upon submittal of a Layout Plat. As previously indicated, the Layout Plat identifies subdividing a 20 acre lot into a 2.25 acre lot leaving a 17.75 acre non-transferable unplatted balance. As such, staff is recommending that prior to Planning

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Commission approval of the Layout Plat, a Master Plan be submitted for review and approval.

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