

STAFF REPORT
May 26, 2005

No. 05PL074 - Layout Plat

ITEM 16

GENERAL INFORMATION:

PETITIONER	County Down USA, LLC
REQUEST	No. 05PL074 - Layout Plat
EXISTING LEGAL DESCRIPTION	Tract 4, Paradise Estates Subdivision, located in the N1/2 of the NE1/4 of the SE1/4, Section 12, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A and B of Tract 4, Paradise Estates Subdivision, located in the N1/2 of the NE1/4 of the SE1/4, Section 12, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1 acre
LOCATION	23053 Radar Hill Road
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Limited Agriculture District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	4/11/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

Staff recommends that the Layout Plat be approved with stipulations:

1. Upon submittal of a Preliminary Plat application, a complete site plan shall be submitted for review and approval. In particular, the site plan shall identify all existing structures and utilities;
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

STAFF REPORT
May 26, 2005

No. 05PL074 - Layout Plat

ITEM 16

- 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 quality shall be submitted for review and approval. If a shared well is proposed than 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. Prior to Preliminary Plat approval by the City Council, a lot size Variance shall be obtained from the Pennington County Board of Commissioners to allow one-half acre lots in lieu of one acre lot(s) with individual private on-site water and wastewater systems, if proposed;
 5. 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. In addition, the plat document shall be revised to provide 17 additional feet of right-of-way along Radar Hill Road or a Variance shall be obtained;
 6. Upon submittal of a Preliminary Plat application, road construction plans for the public access easement shall be submitted for review and approval. In particular, the road construction plans shall show the public access easement 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; or the public access easement shall be vacated and the plat document revised to reconfigure proposed Lot A into a "flagpole lot" with access directly from Radar Hill Road;
 7. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show a shared approach to serve as access to both lots. In addition, the plat document shall be revised to show a non-access easement along Radar Hill Road except for the approved approach location;
 8. Upon submittal of a Preliminary Plat application, a cost estimate for the subdivision improvements shall be submitted for review and approval;
 9. Upon submittal of a Preliminary Plat application, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall address the impact of the additional run-off to be generated due to the increase in density, including any downstream detention;
 10. 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,
 11. 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 one acre lot into two one-half acre lots.

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

STAFF REPORT
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No. 05PL074 - Layout Plat

ITEM 16

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 with on-site water and wastewater. The Layout Plat identifies that the proposed lots are one-half acre in size each. However, the applicant has not indicated if each lot will have individual on-site water and wastewater systems or shared systems. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a lot size Variance be obtained from the Pennington County Board of Commissioners to allow one-half acre lots in lieu of one acre lot(s) with individual private on-site water and wastewater systems, if applicable.

Comprehensive Plan/Air Installation Compatibility Use Zone: The Airport Neighborhood Area Future Land Use Plan identifies the appropriate use of the property as Low Density Residential. In addition, the subject property is not located in either the Rapid City Regional Airport or the Ellsworth Air Force Base Air Installation Compatibility Use Zone.

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 Plan requiring that it be located in a minimum 100 foot wide right-of-way and constructed 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. Staff is recommending that upon submittal of a Preliminary Plat application, construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised dedicating an additional 17 feet of right-of-way.

Public Access Easement: The Layout Plat identifies a 60 foot wide public access easement located along the north lot line of the subject property. The public access easement is classified as a lane place street requiring that it be constructed with a minimum 24 foot wide paved surface, curb, gutter sidewalk, street light conduit, water and sewer. Staff is recommending that upon submittal of a Preliminary Plat application, construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. The applicant also has the option of vacating the public access easement with the consent of any property owners that may take access via the easement.

STAFF REPORT
May 26, 2005

No. 05PL074 - Layout Plat

ITEM 16

This will also require that proposed Lot A be reconfigured into a “flagpole lot” with direct access from Radar Hill Road.

The Pennington County Highway Department has indicated one approach must be provided to serve the two lots. As such, staff is recommending that upon submittal of a Preliminary Plat application, the plat document be revised to provide a shared approach and to provide a non-access easement along the balance of the lot as it abuts Radar Hill Road.

Wastewater: The applicant has indicated that a private wastewater system will serve the proposed lot. As such, staff is recommending that percolation information prepared by a Professional Engineer be submitted for review and approval upon submittal of a Preliminary Plat application.

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.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the International Fire Code. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the International Fire Code be continually met.

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

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