

STAFF REPORT
October 27, 2005

No. 05PL185- Layout Plat

ITEM 13

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying for Karen Marsden
REQUEST	No. 05PL185 - Layout Plat
EXISTING LEGAL DESCRIPTION	N1/2 E1/2, Lot 1 less Lot H-1 and S1/2 E1/2, Lot 1, Less Lot D, Teds Subdivision, in the NE1/4 NE1/4, Section 28, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2, M and B Subdivision, located in the N1/2 E1/2, Lot1 less Lot H-1 and S1/2 E1/2, Lot 1, Less Lot D, Teds Subdivision, Section 28, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20 acres
LOCATION	Adjacent to Sheridan Lake Road and south of Wildwood Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Suburban Residential District (Pennington County)
East:	General Agriculture District
West:	Low Density Residential District
PUBLIC UTILITIES	Private on-site wastewater and water
DATE OF APPLICATION	9/30/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, a grading plan, a drainage plan and geotechnical information shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as needed;
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 an on-site wastewater plan prepared by a Professional Engineer demonstrating that the soils are

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3. suitable for on-site wastewater systems shall be submitted for review and approval;
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. 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;
4. Upon submittal of a Preliminary Plat application, construction plans for Sheridan Lake Road shall be submitted for review and approval. In particular, Sheridan Lake Road shall be constructed with curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
5. Upon submittal of a Preliminary Plat application, road construction plans for Wildwood Drive shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed with a minimum 27 foot wide paved surface, sidewalk, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
6. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show the vacation of the existing 40 foot wide access easement and the dedication of a 40 foot X 40 foot shared approach for the two reconfigured lots or road construction plans for the access easement shall be submitted for review and approval. In particular, the access easement shall be revised to provide a minimum 49 foot wide easement and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
7. Prior to Preliminary Plat approval by the City Council, the section line highway located along the north lot line shall be improved to City Street Design standards. In particular, the street shall be constructed with a minimum 40 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained to waive the street improvements or the section line highway shall be vacated. In addition, the entire section line highway shall be vacated or a Variance to the Subdivision Regulations shall be obtained to allow platting half a right-of-way;
8. Upon submittal of a Preliminary Plat application, a subdivision cost estimate shall be submitted for review and approval;
9. Prior to submittal of a Final Plat application, the plat document shall be revised adding "NE1/4NE1/4" to "all located in..." as shown in the plat title;
10. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along Sheridan Lake Road; 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 reconfigure two lots. In particular, the Layout Plat identifies relocating the common lot line between the two lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer along a section line highway and an access easement and to waive the requirement to install additional pavement, sidewalk, street light conduit, curb, gutter, water and sewer along Sheridan Lake Road and Wildwood Drive as they abut the subject property. (See companion item

#05SV066.)

The subject property is located east of Sheridan Lake Road and south of Wildwood Drive. Currently, a single family residence and accessory structures are located on proposed Lot 1.

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:

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 shall 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.

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) 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.

Section Line Highway: The Layout Plat also identifies a section line highway located along the north lot line of the subject property. The section line highway is identified as a lane place street requiring that it be constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Prior to Preliminary Plat approval, the section line highway must be improved to City Street standards as identified or a Variance to the Subdivision Regulations must be obtained to waive the street improvements or the section line highway must be vacated. The north 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 subdivide, the other half shall be platted. No new half-streets shall be permitted". Vacating 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

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or a Variance to the Subdivision Regulations must be obtained to allow platting half a right-of-way. Staff is recommending that the section line highway be addressed as identified prior to Preliminary Plat approval by the City Council.

Wildwood Drive: Wildwood Drive is located along the north lot line and is classified as a sub-collector street requiring that the street be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Currently, Wildwood Drive is located in a 52 foot wide right-of-way and constructed with an approximate 22 foot wide paved surface. As such, staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for Wildwood Drive be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

Sheridan Lake Road: Sheridan Lake Road is located along the east lot line and is classified 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 40 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Currently, Sheridan Lake Road is located in a 100 foot wide right-of-way and constructed with an approximate 36 foot wide paved surface. As such, staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for Sheridan Lake Road be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

Access Easements: The Layout Plat identifies an existing 40 foot wide access easement extending south from Wildwood Drive which currently serves as access to Lot 2. The Layout Plat also identifies reconfiguring Lot 2 into a flagpole lot with direct access via Wildwood Drive. Upon submittal of the Preliminary Plat application, the plat document must be revised to show the vacation of the existing 40 foot wide access easement and the dedication of a 40 foot X 40 foot shared approach for the two reconfigured lots or road construction plans for the access easement must be submitted for review and approval. In particular, the access easement must be revised to provide a minimum 49 foot wide easement and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

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