

STAFF REPORT
March 23, 2006

No. 06PL028 - Preliminary Plat

ITEM 32

GENERAL INFORMATION:

PETITIONER	Davis Engineering, Inc. for Bernita White
REQUEST	No. 06PL028 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot A of Bar P-S Subdivision, located in the W1/2 SW1/4, Section 20, T1N, R9E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A1 and A2 of Bar P-S Subdivision, located in the W1/2 SW1/4, formerly Lot A of Bar P-S Subdivision, located in the W1/2 SW1/4, Section 20, T1N, R9E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 25 acres
LOCATION	Adjacent to the south west curve of North Airport Road
EXISTING ZONING	Limited Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	Airport District
South:	General Agriculture District (Pennington County)
East:	General Commercial District (Pennington County)
West:	Airport District
PUBLIC UTILITIES	Private
DATE OF APPLICATION	2/24/2006
REVIEWED BY	Mike Maxwell / Emily Fisher

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by Planning Commission, road construction plans showing the installation of curb, gutter, sidewalk, street light conduit, water and sewer along Aviation Road and a grading, drainage and erosion control plan for Aviation Road shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by Planning Commission, road construction plans showing the installation of curb, gutter, sidewalk, street light conduit, water and sewer along Airport Road shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
3. Prior to Building Permit approval, a complete drainage and grading plan must be submitted for review and approval;

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4. Prior to Preliminary Plat approval by Planning Commission, The plat shall be changed to identify the existing irrigation ditch easement;
5. Prior to Preliminary Plat approval by Planning Commission, the site plan shall be revised to show the location of the septic system, the well and all structures located on the property;
6. Prior to Preliminary Plat approval by Planning Commission, water information demonstrating that sufficient quantities for domestic and fire flows shall be submitted for review and approval. If the well serves more than one lot, a public water system is required. The design and specifications shall meet the Health Department and City of Rapid City specifications;
7. Prior to Preliminary Plat approval by Planning Commission, information regarding the sanitary sewer service shall be submitted for review and approval.
8. Prior to Preliminary Plat approval by Planning Commission, if individual on-site waste water treatment systems are proposed, the percolation tests shall be submitted, demonstrating that the soils are suitable for on-site wastewater treatment systems. The results shall be submitted for review and approval;
9. Upon submittal of the 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,
10. Prior to Preliminary Plat approval by Planning Commission, a cost estimate of the subdivision improvements shall be submitted for review and approval.

GENERAL COMMENTS: The applicant is proposing to divide a 25.03 acre lot into two lots. One lot will be 10.02 acres and the other lot 15.01 acres. The property is located in Lot A, Bar P-S Subdivision legally described as located in the W1/2 SW1/4, Section 20, T1N, R9E, BHM, Pennington County, South Dakota. The lot lies within the three mile platting jurisdiction of the City of Rapid City. The current zoning of the property is Limited Agriculture (County).

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

Aviation Road: Aviation Road is located along the southern lot line of proposed Lot A2 and 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, Aviation Road is located in a 40 foot wide right-of-way and constructed with an approximate 20 foot wide graveled surface. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for Aviation Road be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

Airport Road: Airport Road is located along the western lot line of proposed Lot A1 and A2 and is classified as a 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 lane, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Aviation Road is located in a 100 foot wide right-of-way and constructed with an approximate 40 foot wide paved surface without curb, gutter, sidewalk, street light conduit, water or sewer. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction

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plans for Airport Road be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

Drainage: As part of the Preliminary Plat application, a grading, erosion and a drainage plan must be submitted for review and approval. As such, prior to Preliminary Plat approval by Planning Commission, a grading, drainage and erosion control plan for Aviation Road shall be submitted for review and approval

Water: Staff noted that no information on the water system was submitted with the Preliminary Plat. As such, prior to approval of the Preliminary Plat by Planning Commission, water system plans prepared by a Registered Professional engineer verifying the source and demonstrating that sufficient quantities for domestic and fire flows shall be submitted for review and approval. If the well serves more than one lot, a public water system is required. The design and specifications shall meet the Health Department and City of Rapid City specifications

Wastewater Disposal Systems: Staff noted that no information on the sanitary sewer was submitted with the Preliminary Plat. As such, prior to approval of the Preliminary Plat by Planning Commission, a sewer plan prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains, manholes and service lines shall be submitted for review and approval. If individual on-site waste water treatment systems are proposed, submit the depth of the soil, type of soil, location and capacity of all septic tanks proposed, location and results of the percolation test, demonstrating that the soils are suitable for on-site wastewater treatment systems shall be submitted for review and approval.

Site Plan: Prior to Preliminary Plat approval by Planning Commission, a revised site plan must be submitted identifying existing structures, well location, septic systems and existing and any proposed approaches along Airport Road and Aviation Road shall 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.