

STAFF REPORT
December 6, 2007

No. 07PL151 - Preliminary Plat

ITEM 11

GENERAL INFORMATION:

APPLICANT	Cody Schad
AGENT	Boschee Engineering
PROPERTY OWNER	Cody Schad
REQUEST	No. 07PL151 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Government Lot A of Lot 2, Government Lot 2 less Lot A, and Government Lot 1, Section 7, T1S, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 53.0 acres
LOCATION	Between Strato Bowl and Copper Oaks
EXISTING ZONING	Limited Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	Private
DATE OF APPLICATION	11/9/2007
REVIEWED BY	Jonathan Smith / Mary Bosworth

RECOMMENDATION:

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

1. Prior to Planning Commission approval the applicant shall submit a revised cost estimate for access road improvements for review and approval;
2. Prior to Planning Commission approval the applicant shall revise the plat document to include survey information for the access easement and well location;
3. Upon submittal of a Final Plat application, the applicant shall provide proof of the legal entity which will provide the mechanism for maintenance of the community water facility for review and approval;
4. Prior to approval by Planning Commission the applicant shall revise the plat document to identify a turnaround on the northern boundary of proposed Lot 1 for Emergency Vehicles;
5. Prior to Planning Commission approval the plat documents shall be revised to identify 45 feet of right-of-way along the private access and utility easement;
6. Upon submittal of a Final Plat application the applicant shall submit for review and

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- approval by the Pennington County Emergency Services Communication Center a street name for the access and utility easement;
7. Upon submittal of a Final Plat application, the applicant shall submit proof of the legal entity which will provide for the mechanism for street maintenance and snow removal if the proposed streets are to be private;
 8. 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; and,
 9. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

GENERAL COMMENTS:

The applicant is requesting to reconfigure four parcels into a 19.9 acre lot identified as Lot 1, a 16.5 acre parcel identified as Lot 2, and a 17.5 acre parcel identified as Lot 3. An associated Layout Plat (#07PL054) was approved by City Council on June 18, 2007. A Variance to the Subdivision Regulations (#07SV020) to waive the requirement to install curb, gutter, sidewalk, pavement, street light conduit, water and sewer was approved by the City Council on June 18, 2007. The property is not located within the municipal boundaries of the City of Rapid City, however; the property is within the City of Rapid City's Three Mile Platting Jurisdiction. The property is currently zoned Limited Agricultural District by Pennington County. Currently, the property is void of any structural development.

STAFF REVIEW:

Staff has reviewed the applicant's Preliminary Plat request and noted the following considerations:

ZONING:

On November 14, 2007, the Pennington County Commission approved the rezoning of the property from General Agricultural Zoning District to Limited Agriculture Zoning District. The minimum lot size in Pennington County's Limited Agriculture Zoning District is 10 acres. The applicant's proposed lot sizes meet this minimum lot size requirement.

CUL-DE-SAC LENGTH:

An Exception request to allow an 860 feet cul-de-sac in lieu of 500 feet cul-de-sac with intermediate turnarounds every 600 feet was approved with the stipulation that a turnaround for emergency vehicles be provided where the access easement terminates at the Lot 1 boundary.

ACCESS:

The plat document identifies a series of 40 foot wide private access and utility easements that provide access to each proposed lots. This access and utility easement is classified in the Street Design Criteria Manual as a Lane/ Place street. A Lane/ Place street requires a minimum 45 feet of right-of-way. Staff recommends that prior to approval by Planning Commission, the plat documents shall be revised to identify a 45 foot wide easement in lieu of the 40 foot for the private access and utility easement. In addition, staff has noted that the plat document does not identify a street name for the access and utility easement. Upon submittal of a Final Plat application the applicant shall submit for review and approval by the Pennington County Emergency Services Communication Center a street name for the access and utility easement.

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COST ESTIMATE:

A revised cost estimate needs to be submitted to include the costs of the turnaround for emergency vehicles that shall be provided on Lot 1. Prior to Planning Commission approval the applicant shall submit for review and approval a revised cost estimate.

SITE PLAN:

Prior to Planning Commission approval of the Preliminary Plat the applicant shall revise the site plan to identify survey information for the location of the access and utility easement and the community well location. This information is needed to verify the location of the access and utility easement, and the well location on the property.

WATER AND SEWER:

As noted a Variance to the Subdivision Regulations to waive the requirement to install water and sewer was approved by Council on June 18, 2007. The applicant is proposing to construct a community well to provide water to the proposed lots with individual on-site septic systems. As part of the Layout Plat review, the applicant submitted data demonstrating that the soils are suitable for on-site septic systems, as well as drainfield and septic tank locations. A note on the plat indicates that a reserve drain field location will be identified at the time a building permit application is submitted.

A community well is proposed to be drilled for water service for the proposed lots. During the Layout Plat review the applicant demonstrated that domestic flows could be provided however fire flows could not be provided to the site.

GRADING, EROSION & DRAINAGE:

A grading, drainage, and erosion control plan was submitted with the application. The grading, drainage, and erosion control plan comply with the minimum city requirements.

WILDFIRE MITIGATION:

A Wildfire Mitigation Plan was submitted. The plan calls for dense stands of Ponderosa Pine to be thinned a minimum spacing of 15 to 25 feet between the crowns of the trees. In addition the plan outlines that underbrush, broken limbs and treetops should be removed when located within 75 to 100 feet from any structure. The Wildfire Mitigation Plan complies with all applicable standards.

Staff recommends approval of the Preliminary Plat assuming compliance with the recommended stipulations of approval.