

STAFF REPORT

July 9, 2009

No. 09SV014 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, water and sewer along S.D. Highway 44, to waive the requirement to install curb, gutter, street light conduit, water, sewer, to reduce the pavement width from 24 feet to 22 feet and to waive the requirement to dedicate right-of-way along Elkhart Road, Kenosha Road, and Canterbury Road as per Chapter 16.16 of the Rapid City Municipal Code

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GENERAL INFORMATION:

APPLICANT	Walter J. Bradsky
AGENT	Janelle Finck for Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	Walter Bradsky
REQUEST	No. 09SV014 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, water and sewer along S.D. Highway 44, to waive the requirement to install curb, gutter, street light conduit, water, sewer, to reduce the pavement width from 24 feet to 22 feet and to waive the requirement to dedicate right-of-way along Elkhart Road, Kenosha Road, and Canterbury Road as per Chapter 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	Lot 5 of Aspen Estates Subdivision, located in the SW1/4 of Section 12, T1N, R6E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 5A and 5B of Aspen Estates Subdivision, located in the SW1/4 of Section 12, T1N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.05 acres
LOCATION	7800 Elkhart Road
EXISTING ZONING	Limited Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	Limited Agriculture District (Pennington County)
South:	General Agriculture District - Limited Agriculture District (Pennington County)

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East:	Limited Agriculture District (Pennington County)
West:	Limited Agriculture District (Pennington County)
PUBLIC UTILITIES	Private on-site water and wastewater
DATE OF APPLICATION	6/10/2009
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, water and sewer along S.D. Highway 44 and to waive the requirement to install curb, gutter, street light conduit, water, sewer, to reduce the pavement width from 24 feet to 22 feet and to waive the requirement to dedicate right-of-way along Elkhart Road, Kenosha Road, and Canterbury Road as per Chapter 16.16 of the Rapid City Municipal Code be continued to the July 23, 2009 Planning Commission meeting.

GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, water and sewer along S.D. Highway 44, to waive the requirement to install curb, gutter, street light conduit, water, sewer, to reduce the pavement width from 24 feet to 22 feet and to waive the requirement to dedicate right-of-way along Elkhart Road, Kenosha Road, and Canterbury Road as they abut the property. In addition, the applicant has submitted a Layout Plat to subdivide the property, a 10.06 acre parcel, into two lots sized 3.05 acres and 7.01 acres, respectively.

The property was originally platted in 1999 as a part of the Aspen Estates Subdivision.

The property is located approximately 1 ½ miles west of the City limits of Rapid City on the north side of S.D. Highway 44 and west of Elkhart Road. Currently, a single family residence is located on proposed Lot 5B. Proposed Lot 5A is void of any structural development.

STAFF REVIEW:

Staff has reviewed the Variance to the Subdivision Regulations and has noted the following considerations:

Curb and Gutter: The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb and gutter along all of the abutting streets. However, drainage information has not been submitted for review and approval to support the request

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and to demonstrate that the existing street design(s) can accommodate the drainage flows. As such, staff recommends that the Variance to the Subdivision Regulations to waive the requirement be continued to allow the applicant to submit drainage information as identified.

Right-of-way: Elkhart Road, Kenosha Road and Canterberry Road are currently located within a 50 foot wide private roadway easement. The Subdivision Regulations require that a minimum 49 foot wide right-of-way be dedicated from this property as a part of the proposed subdivision. Until drainage information is submitted for review and approval to support waiving curb and gutter, staff cannot support waiving the requirement to dedicate the right-of-way in case it is needed to accommodate the improvement. As such, staff recommends that the Variance to the Subdivision Regulations to waive the requirement to dedicate additional right-of-way be continued to allow the applicant to submit the additional information.

Water: A well and cistern currently provide water service to the existing residence on proposed Lot 5B. The applicant has not indicated whether the existing well will also serve the future development on Lot 5A or if a new well will be drilled. In addition, water data has not been submitted demonstrating that the existing well can provide adequate domestic and fire flows. Until the water data is submitted for review and approval, the Variance to the Subdivision Regulations to waive the requirement to provide a central water system cannot be supported. As such, staff recommends that the Variance to the Subdivision Regulations be continued to allow the applicant to submit the water analysis information as identified.

Sewer: The applicant has indicated that the existing residence is currently served by a septic tank and drainfield. In addition, the applicant has submitted soil percolation tests for a future drainfield site to be located on proposed Lot 5A. However, a note on the original plat for Aspen Estates Subdivision states that a "total" wastewater containment system must be installed for each lot. The total containment wastewater system must be designed by a Registered Professional Engineer or a conventional or alternative system may be submitted for review if supported by a complete soils report and geotechnical investigation prepared by a qualified Professional Engineer. In addition, all wastewater system designs and plans must be reviewed and approved by the City and Pennington County.

The Pennington County Planning Department has indicated a complete soils report and geotechnical investigation prepared by a qualified Professional Engineer was not submitted for the existing septic tank and drainfield. In addition, to date the applicant has not submitted a complete soils report and/or a geotechnical investigation prepared by a qualified Professional Engineer to support the proposed on-site wastewater system. There is also concern that additional drainfields within this area could contaminate drinking water since the property is located within the Madison Aquifer Recharge Area. As previously indicated, the County and City have required a minimum 10 acre lot size when the property being

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subdivided is located within the Madison Aquifer Recharge Area. In addition, the Rapid City's Master Utility Plan identifies the property within "Tier One" which implies that the area is an anticipated near term development project in lieu of a long range development project. As such, dry sewer must be provided even if on-site wastewater systems are proposed to be utilized in the interim.

To date, the applicant has not submitted a Master Utility Plan demonstrating sewer service to the property. In order to adequately review the Variance request to waive the requirement to provide a central sewer system, a Master Utility Plan must be submitted for review and approval. In addition, a complete soils report and/or a geotechnical investigation prepared by a qualified Professional Engineer must be submitted for review and approval. As previously indicated, since the property is located within "Tier One", dry sewer must be provided even if on-site wastewater systems are allowed.

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install a central sewer system be continued to allow the applicant to submit the additional information as identified.

Legal Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the July 9, 2009 Planning Commission meeting if this requirement is not met.