

STAFF REPORT

November 22, 2000

PLAT #00PL113 - Layout Plat

ITEM 22

GENERAL INFORMATION:

PETITIONER	Fisk Engineering for Paul and Ladonna Hummel
REQUEST	PLAT #00PL113 - Layout Plat
LEGAL DESCRIPTION	Lot 16RA and 16RB of Block 3 of Moon Meadow Estates located in the NE1/4 of Section 33, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.35 Acres
LOCATION	3329 Moon Meadows Road
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	Private water and on-site wastewater
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Upon submittal of the Preliminary Plat, information on the existing well shall be submitted for review and approval;
2. Upon submittal of the Preliminary Plat, the plat shall be revised to create a well lot;
3. Upon submittal of the Preliminary Plat, engineering evaluation for an on-site wastewater system(s) shall be submitted for review and approval;
4. Upon submittal of the Preliminary Plat, a topographic survey by a licensed surveyor and grading plans shall be submitted for review and approval;
5. Upon submittal of the Preliminary Plat, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval;
6. Upon submittal of the Preliminary Plat, a complete drainage plan shall be submitted for review and approval;
7. Prior to City Council approval of the Preliminary Plat, drainage easement(s) shall be shown on the plat as required by the Engineering Division;

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Fire Department Recommendations:

8. Upon submittal of the Preliminary Plat, the plat shall be revised to show a cul-de-sac or a hammerhead turnaround at the end of the common access easement;
9. Prior to Final Plat approval, Mt. Wilson Lane and the common access easement shall be constructed with a 20 foot wide paved surface with curb and gutter, or a Subdivision Regulations Variance shall be obtained;

Transportation Planning Division Recommendations:

10. Prior to Final Plat approval by the City Council, a non-access easement shall be shown along Moon Meadows Road;
11. Prior to Final Plat approval by the City Council, the plat shall be revised dedicating an additional 17 feet of right-of-way along Moon Meadows Road;

Urban Planning Division Recommendations:

12. Prior to Final Plat approval by the City Council, a written notarized agreement, signed by the owners of the well, shall be recorded at the Register of Deed's Office identifying that the well may serve the subject property(s);
13. Prior to Final Plat approval by the City Council, a legal document, signed by the property owner(s) of Lot 15R, Block 3 of Moon Meadow Estates, shall be recorded at the Register of Deed's Office identifying that the access easement may serve as access to the subject property(s);
14. Prior to Final Plat approval by the City Council, the cupola shall be removed from proposed Lot 16RA;
15. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted and all subdivision inspection fees paid; and,
16. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: The applicants have submitted a Layout Plat to subdivide one lot into two lots. The proposed lots will be sized 1.0 acre and 3.35 acres, respectively, and will be known as Lot 16RA and Lot 16RB, Block 3 of Moon Meadow Estates. Currently, a single family residence is located on proposed Lot 16RB and a cupola, that once topped an old barn, is located on proposed Lot 16RA.

The applicants have indicated that they intend to sell the existing home once the platting is complete and build another residence for themselves on proposed Lot 16RA located adjacent to Moon Meadows Road.

The applicant has also submitted a Subdivision Regulations Variance Request as a companion item to this plat to waive the requirements for all street improvements including paving, curb, gutter, sidewalk, street light conduit, and installation of sewer and water lines; (See companion item #00SV025.)

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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 that is provided. All specific details of the subdivision may not be addressed at the time of 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 City 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 in Pennington County outside of the incorporated City limits of Rapid City but within the City's three mile platting jurisdiction. The Pennington County Planning Department has indicated that the subject property is currently zoned Suburban Residential District. The Pennington County Zoning Ordinance requires a minimum 20,000 square foot lot size for an on-site wastewater and a community water system. The proposed lots meet the minimum lot size requirement of the Suburban Residential District.

The Pennington County Zoning Ordinance requires that the principal use of the property be established prior to an accessory structure being allowed. The cupola, an approximate 3 foot X 3 foot structure, is located on proposed Lot 16RA. The cupola is only allowed as an accessory structure to a residence in the Suburban Residential District. As previously indicated, the residence is located on proposed Lot 16RB. The applicants have indicated that prior to Final Plat approval, the copula will be removed from Lot 16RA.

Access: Moon Meadows Road borders the subject property along the north lot line and Mt. Wilson Lane borders the property along the east lot line. Mt. Wilson Lane is a twenty foot wide private road and utility easement with an approximate 10 foot wide graveled surface. In addition, a 50 foot wide common access and water easement is located along a portion of the west lot line and serves as access to the subject property and an adjacent lot. The common access easement is currently constructed with an approximate 10 foot wide graveled surface. Mt. Wilson Lane and the common access easement are classified as Local Roads requiring a minimum 45 foot wide right-of-way with a 20 foot wide paved surface, curb, gutter and sidewalks. Prior to Final Plat approval, Mt. Wilson Lane and the common access easement must be improved as identified or a Subdivision Regulations Variance must be obtained waiving the requirement.

As previously indicated, the common access easement located along the west lot line currently serves as access to the subject property and Lot 15R. Since a portion of the easement is located on Lot 15R, the City Attorney's Office has indicated that permission must

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be granted from the property owner(s) of Lot 15R in order for the existing easement to serve as access to an additional lot. Prior to Final Plat approval, a legal document must be recorded at the Register of Deed's Office identifying that the access easement may serve as access to the subject property(s).

The terrain along the east lot line of the subject property precludes Mt. Wilson Lane from serving as access to the property. In addition, the entire easement is located on the adjacent property. As such, staff is recommending that a non-access easement be shown along the east lot line of the subject property to preclude any access from Mt. Wilson Lane to the subject property. The City Attorney's Office has indicated that identifying a non-access easement as proposed will eliminate the requirement to obtain permission from the adjacent property owner(s) to expand the use of the previously dedicated access easement.

The Rapid City Fire Department and the Pennington County Fire Coordinator have indicated that a cul-de-sac or a hammerhead turnaround must be constructed at the end of the common access easement. The property is located in a high fire hazard area and, as such, the Rapid City Fire Department and the Pennington County Fire Coordinator are concerned with the ability to access and exit the subject property(s) with emergency vehicles.

Moon Meadows Road is identified as an arterial road on the Major Street Plan requiring a minimum 100 foot wide right-of-way. Currently, Moon Meadows Road has a 66 foot right-of-way width, 34 feet short of the minimum requirement for an arterial street. Staff is recommending that an additional 17 feet of right-of-way be dedicated along the north lot line of the subject property. The remaining 17 feet of right-of-way will be obtained from the adjoining property on the north side of Moon Meadows Road at such time as the adjacent property is platted. In addition, the Transportation Division is requesting that the plat be revised to show a non-access easement along Moon Meadows Road.

Water and Wastewater: The applicants have indicated that a well located on the adjacent property, Lot 15R, currently serves three properties, including the subject property. The Engineering Division is requesting that upon submittal of a Preliminary Plat, information on the existing well be submitted in insure that the well has the capacity to serve an additional lot. The Engineering Division has also indicated that the proposed plat must be revised to show a well lot. In addition, a written notarized agreement, signed by the owners of the well, must be recorded at the Register of Deed's Office identifying that the well may serve the additional lot as created by this plat.

The Engineering Division is also requesting that an engineering evaluation for an on-site wastewater system(s) be submitted for review and approval. Chapter 16.16.050 of the Rapid City Municipal Code requires that sewer collection systems be installed in each subdivision within Rapid City and the surrounding platting jurisdiction in accordance with City specifications. This includes those subdivisions that may initially be served by on-site water and wastewater systems. Prior to Final Plat approval, a sewer collection system and water

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lines must be installed or a Subdivision Regulations Variance must be obtained waiving the requirement.

Drainage and Topographic Data: The Engineering Division has noted that topographic information prepared by a professional land surveyor must be submitted as part of the Preliminary Plat. The Engineering Division has also indicated that a drainage plan must be submitted for review and approval. In particular, the culvert capacity under the approach on the common access easement must be verified. In addition, drainage easement(s) must be shown on the Final Plat as required by the Engineering Division.

Subdivision Improvements: In conjunction with the Preliminary Plat application, complete engineering plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. These plans shall include construction plans designed in compliance with City Standards and the Street Design Criteria Manual for all subdivision improvements.

Staff believes that this proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.