

STAFF REPORT

March 22, 2001

PLAT #00PL122 - Layout Plat

ITEM 4

GENERAL INFORMATION:

PETITIONER	Paul Hunt
REQUEST	PLAT #00PL122 - Layout Plat
LEGAL DESCRIPTION	SW1/4 of the NW1/4 and the NW1/4 of the SW1/4 of Section 13, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 40 Acres
LOCATION	Approximately 1/2 mile north of the intersection of S.D. Highway 44 and Anderson Road on the east side of Anderson Road
EXISTING ZONING	General Agricultural Zoning District (County)
SURROUNDING ZONING	
North:	General Agricultural Zoning District (County)
South:	General Agricultural Zoning District (County)
East:	General Agricultural Zoning District (County)
West:	Low Density Residential (County)
PUBLIC UTILITIES	Proposed to be extended
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Layout Plat be continued to the April 5, 2001 Planning Commission meeting.

GENERAL COMMENTS: **This item was continued at the February 22, 2001 Planning Commission meeting to allow the applicant to address the water and sewer issues. This Staff report has been revised as of February 22, 2001. All revision are shown in bold.**

The applicant is proposing to develop a 106 lot subdivision on a 40 acre parcel located on Anderson Road approximately one half mile north of SD Highway 44. The applicant has proposed to form a water and sewer district and connect to City water and sewer facilities located along SD Highway 44. Public water and sewer are needed to facilitate the proposed density of the development. The applicant has proposed to extend the water and sewer north along Anderson Road.

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The Planning Commission continued this item at the January 4, 2001 meeting to allow the applicant to discuss the possibility of a connecting to City water and sanitary sewer services. The applicant's engineer met with the Public Works Committee regarding this issue. The Public Works Committee recommends that the Mayor appoint a committee of City Staff, City Council and Planning Commission members, to establish guidelines and policies relative to the provision of water and sewer to areas outside the City Limits. The committee met on February 26, 2001 and March 14 is working on a draft policy regarding this issue. Until the policy has been discussed before the Public Works Committee, Staff is recommending that the Layout Plat be continued.

STAFF REVIEW: Staff has reviewed the Layout Plat and has noted the following comments:

The Major Street Plan has identified a collector street along the north property line. The collector street will provide an east/west route from the Rapid City Airport to west. **The applicant had requested that the Staff review the location of this proposed collector street. That issue will be considered as a proposed amendment to the Major Street Plan at the March 8, Planning Commission meeting.**

Staff has other concerns with the proposed street network. The applicant does not propose a street connection to the property to the north. A north-south street connection through the property is critical. This would provide a local street network that would parallel Anderson Road that has been identified on the Major Street Plan as a minor arterial.

The Engineering Staff has also stated concerns with how the drainage and utilities will be handled for this project. They have requested that preliminary drainage and utility master planning be completed for this project. The master plan needs address how these facilities would impact the surrounding properties. In particular if City services are provided to the subject property, it may be appropriate to extend these services to the neighboring properties to insure that when the neighboring properties are developed they can connect to these facilities. Also, Staff is concerned that the downstream storm water impacts created by the proposed development be adequately addressed. Of particular concern are the impacts on the Murphy Ditch which is located south of the property.

Based on these issues, Staff has recommended that the Layout Plat continued to the April 5, 2001 Planning Commission meeting.