

STAFF REPORT
December 9, 2004

No. 04PL175 - Layout and Preliminary Plat

ITEM 6

GENERAL INFORMATION:

PETITIONER	Gordon Howie
REQUEST	No. 04PL175 - Layout and Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 1 and Lot 9 of Holy Cow Ranch Subdivision located in Government Lots 3 and 4, Section 19, T1N, R9E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1R, Lot 9R, Well Lot A, and Well Lot B, Holy Cow Ranch Subdivision located in Government Lots 3 and 4, Section 19, T1N, R9E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	approximately 6.016 acres
LOCATION	23258 Radar Hill Road
EXISTING ZONING	Low Density Residential District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	Low Density Residential District (County)
East:	Low Density Residential District (County)
West:	Low Density Residential District (County)
PUBLIC UTILITIES	Community water and private wastewater
DATE OF APPLICATION	11/12/2004
REVIEWED BY	Renee Catron-Blair / Curt Huus

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, road construction plans for Radar Hill Road shall be submitted for review and approval. In particular, road construction plans shall show Radar Hill Road located in a minimum 60 foot right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Requirements shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, road construction plans for Holy Cow Ranch Road shall be submitted for review and approval. In particular, the road construction plans shall show Holy Cow Ranch Road 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 or a Variance to the Subdivision

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- Regulations shall be obtained;
3. Prior to Preliminary Plat approval by the City Council, a Master Utility Plan shall be submitted for review and approval. In particular, the Master Utility Plan shall identify the well location, pumps, extension of water service lines, septic tanks and drainfields for each lot as well as private utilities (i.e., electricity, gas, telephone);
 4. Prior to Preliminary Plat approval by the City Council, the location and depth of wells and service lines, septic tanks and drainfields for each lot shall be submitted for review and approval to ensure separation from well locations as per South Dakota State Regulations;
 5. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 6. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review. If a shared well is proposed, data to confirm that the proposed on-site well(s) have sufficient flows shall be submitted and it shall be designed as a public water system or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall show utility easement(s) as needed;
 7. Prior to Final Plat application, five foot additional right-of-way shall be dedicated for Radar Hill Road as it abuts the subject property;
 8. Prior to submittal of a Final Plat application, the plat document shall be revised to show the correct railroad name, "State of South Dakota, South Dakota Railroad Authority";
 9. Prior to submittal of the Final Plat application, a note shall be placed on the plat document stating that "a reserve drainfield area shall be identified upon submittal of a building permit" and that "on-site wastewater disposal systems shall be mound systems, holding tanks or evapotranspiration systems only"; and,
 10. Upon submittal of the 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.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide approximately seven acres into two parcels. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirements to install curb, gutter, sidewalk, street light conduit, water, sewer, and pavement along Radar Hill Road and Holy Cow Ranch Road as they abut the subject properties. (See companion item #04SV072) Pennington County Zoning Board of Adjustments has granted a Variance to the Well Lot size, as they did not meet the minimum requirement of three acres.

The subject property is located east on South Dakota Highway 44 and south on Radar Hill Road and Holy Cow Ranch Road. The southern portion of Radar Hill Road has a gravel surface. Holy Cow Ranch Road also has a gravel surface. The subject property is located in the City of Rapid City's three mile platting jurisdiction.

STAFF REVIEW:

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

Radar Hill Road: Radar Hill Road is classified as a collector street requiring that the street be located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide

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paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations. Currently, Radar Hill Road is located in a 66 foot right-of-way with an approximate 24 foot wide graveled surface without curb, gutter, sidewalk, street light conduit, water and sewer. Five feet of additional right-of-way must be dedicated on the plat document to meet the minimum right-of-way requirements. Prior to Preliminary Plat approval by the City Council, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. A Variance to the Subdivision Regulations to waive the requirements of installing pavement, curb, gutter, sidewalk, street light conduit, water and sewer along Radar Hill Road has been requested along with this application.

Holy Cow Ranch Road: Holy Cow Ranch Road is located along the north lot line of the subject property 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, Holy Cow Ranch Road is located in an approximate 50 foot wide right-of-way with an approximate 24 foot wide graveled surface. Presently there is no pavement, curb, gutter, sidewalk, streetlight conduit and sewer. Prior to Preliminary Plat approval by the City Council, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. A Variance to the Subdivision Regulations to waive the requirements of installing pavement, curb, gutter, sidewalk, street light conduit, water and sewer along Holy Cow Ranch Road has been requested along with this application.

Plat: The plat document must be revised to show a note placed on the plat document stating that "a reserve drainfield area shall be identified upon submittal of a building permit" and that "on-site wastewater disposal systems shall be mound systems, holding tanks or evapotranspiration systems only." In addition, five feet additional right-of-way must be dedicated along Radar Hill Road and any necessary utility easements shown. The plat document must be revised with the correct Railroad name. In particular, "State of South Dakota, South Dakota Railroad Authority."

Site Plan: As a courtesy, staff is providing the applicant with additional information below of items that will be required but not as a part of this plat application. Prior to any construction, the applicant must submit a SDCL 11-6-19 review to extend a public utility. South Dakota Codified Law 11-6-19 states that "...whenever any such municipal council has adopted a comprehensive plan, then no street, park or other public way, ground, place, space, no public building or structure, no public utility, whether publicly or privately owned, if covered by the comprehensive plan or any adopted part thereof, shall be constructed or authorized in the municipality or within its subdivision jurisdiction until and unless the location and extent thereof shall have been submitted to and approved by the Planning Commission." The proposed Well Lots are part of a public utility and the property is identified as a part of the Rapid City Comprehensive Plan requiring that the proposed expansion be reviewed and approved by the Rapid City Planning Commission.

Staff believes that the proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.