

STAFF REPORT

November 7, 2002

No. 02PL108 – Layout/Preliminary/Final Plat

ITEM 9

GENERAL INFORMATION:

PETITIONER	Robert Looyenga
REQUEST	No. 02PL108 – Layout/Preliminary/Final Plat
EXISTING LEGAL DESCRIPTION	Lots 35, 36, and 37 of Ponderosa Ridge Estates located in the N1/2 of the NW1/4 Section 31, T2N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 35R, Lot 36R, and Lot 37R, Ponderosa Ridge Estates located in the N1/2 of the NW/14 Section 31, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.512 acres
LOCATION	6510 Sun Ridge Road, 6560 Sun Ridge Road and 1107 Wild Life Road
EXISTING ZONING	Suburban Residential District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Suburban Residential District
East:	Suburban Residential District
West:	Suburban Residential District
PUBLIC UTILITIES	Central water system and septic system
DATE OF APPLICATION	10/11/2002
REPORT BY	Tom Kurtenbach

RECOMMENDATION:

Staff recommends that the Layout/Preliminary/Final Plat be continued to the December 5, 2002 Planning Commission meeting to allow the applicant time to submit additional required information.

GENERAL COMMENTS: The applicant has submitted a Layout/Preliminary/Final Plat to reconfigure the lot lines of existing Lots 35, 36 and 37. The property is located north of Sun Ridge Road and Wildlife Road within the Ponderosa Ridge Estates Subdivision. Single family residences currently occupy Lots 35 and 36, whereas Lot 37 is currently unoccupied. The proposed reconfiguration of lot lines appears to increase the size of Lots 35 and 36, and decrease the size of Lot 37. The property is served by a central water system; however, each lot requires a private septic system.

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Sun Ridge Road and Wildlife Road are currently paved roads with no curb and gutter, sidewalks or street lights. The applicant has not submitted a Subdivision Regulations variance request to waive the requirement to install the required curb and gutter, sidewalk, street light conduit and dry sewer along both Sun Ridge Road and Wildlife Road, with this application. In addition, the north lot line of the subject property is a section line highway requiring subdivision improvements to be completed within the 66 feet of section line highway. The applicant has not requested that all the required improvements within the section line highway be waived.

STAFF REVIEW: Staff has reviewed the Layout/Preliminary/Final Plat and has noted the following concerns:

Site Plan/Plat: As mentioned previously, residences are located on Lots 35 and 36, while Lot 37 remains undeveloped. The site plan presented with the application identifies the location of existing structures, but does not identify existing and proposed utility lines. Staff is requesting that the site plan include the location of all existing utility lines to verify that all existing and proposed utility lines will be located within the necessary easements. The community water system well(s) and distribution line easements shall be identified on the plat. Initial and reserve drain field locations shall be identified for each lot on the plat in areas representative of the area proven by soil percolation testing. A topographic survey for a part of Lot 37 was presented with the application. At a minimum, topographic mapping needs to be shown for the entirety of the subject property. Non-access easement(s) at the intersection of Sun Ridge Road and Wild Life Road shall be shown on the plat. The easement(s) shall comply with standards presented in the Street Design Criteria Manual.

Utilities: Prior to submittal of the Preliminary Plat the applicant shall send a letter with an exhibit identifying the proposed reconfiguration of property boundaries and the utility easements to all the affected utility companies for their review and approval. If this has not yet been completed, staff recommends letters be submitted to determine whether conflicts may exist with the lot line(s) reconfiguration. If the existing utility easements are to remain, then the proposed plat shall indicate such.

Section Line Right of Way: The north lot line of the subject property is a section line with an accompanying section line highway. The Subdivision Regulations require that the section line highway must be improved or the applicant must obtain a Subdivision Regulations Variance to waive the requirement for the improvements, or the section line highway must be vacated. Construction plans for the section line highway located along the north lot line shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained, or the section line highway shall be vacated.

Subdivision Improvements: 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. These plans must include construction plans in compliance with City Standards and the Street Design Criteria Manual for all subdivision improvements. In particular, complete street design plans shall be submitted showing the location of utilities, storm drainage, curb and gutter and sidewalk improvements for all adjacent and interior roadways or a Variance to the Subdivision Regulations shall be obtained.

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Staff is recommending that the Layout/Preliminary/Final Plat be continued to the December 5, 2002 Planning Commission meeting to allow the applicant time to submit additional information as outlined above.