

STAFF REPORT

November 9, 2000

PLAT #00PL109 - Layout Plat

ITEM 14

GENERAL INFORMATION:

PETITIONER	Designworks, Inc. for Suzanne Lien Gabrielson
REQUEST	PLAT #00PL109 - Layout Plat
LEGAL DESCRIPTION	Tract L of Gray's Subdivision located in the N1/2 of the NW1/4 of Section 32, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 39.791 Acres
LOCATION	1161 City Springs Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District (County)
East:	Low Density Residential
West:	General Agriculture District (County)
PUBLIC UTILITIES	City Water
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Layout Plat be Denied Without Prejudice.

GENERAL COMMENTS: The petitioner has submitted this plat to create three lots from an existing forty acre tract of land. There is currently one single family home located on this property. The sizes of the three lots are proposed to be approximately 19.9 acres, five acres, and 14.9 acres. The property is currently Zoned General Agricultural which allows single-family homes provided a minimum lot size of twenty acres is maintained.

STAFF REVIEW: Staff has reviewed this proposed Layout Plat and has identified numerous issues and concerns associated with this proposed plat. Some of these concerns are substantial enough that Staff cannot support approval of the plat at this point. What follows is a listing of the most significant issues identified:

Forty-Unit Requirement: The Street Design Criteria states that no more than forty residential units may be served by one roadway before a secondary access must be provided. City Springs Road currently provides access to the subject property and the surrounding neighborhood. From its intersection with Galena Drive to its western terminus, City Springs Road currently provides access to approximately 113 dwelling units. Based on the provisions

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of Section 1.7 of the City's Street Design Criteria Manual, Staff cannot support the further subdivision of land in this area until a secondary access is developed.

Cul-de-sac Length: The length of the proposed cul-de-sac serving the subject property is approximately 2,500 feet. This figure is derived from the combined lengths of City Springs Road west of its intersection with Galena Drive, and the private roadway intersecting with City Springs Road and providing access to this subdivision. The City's Street Design Criteria Manual states that no cul-de-sac shall exceed 1,200 feet in length and shall not serve more than twenty housing units. Again, Staff cannot support a Special Exception to this requirement without a secondary means of access being provided to this neighborhood.

Section Line Highway: The Layout Plat proposes to abandon the portion of east/west section line highway west of where the proposed private roadway leaves the section line. Staff would not support vacating this portion of section line unless the petitioner can provide an alternative means of access. This section line highway may be needed to provide a secondary means of access to this neighborhood.

High Hazard Fire Area: The Fire Department has noted that the subject property is located within a high wildland fire hazard area. The petitioner will need to develop and receive approval of a fire mitigation plan prior to any further platting.

Land Use: The City's Future Land Use Planning Committee has reviewed the subject property and has identified the future land use for this property as Low Density Residential/Planned Residential Development. Should the property develop this way, a total of eighty-three residences could be constructed on the subject property.

Master Plan: All of the preceding issues are major issues which cannot be resolved easily and have not been addressed as part of the petitioner's Layout Plat. Staff believes the best way for the petitioner to respond to these matters is by submitting a master plan identifying how this property will look when if it were fully developed. This master plan would need to show a general lot and road system layout and would need to provide solutions to the issues identified above.

Due to the nature and number of issues related to this plat, Staff is recommending that it be denied without prejudice to allow the applicant adequate time to address the significant issues identified in this report.