

STAFF REPORT
August 26, 2004

No. 04PL103 - Layout Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER	Ann R. Perry
REQUEST EXISTING LEGAL DESCRIPTION	No. 04PL103 - Layout Plat Lot 11 of the Holy Cow Ranch Subdivision located in Gov't Lots 3 and 4 of Section 19, T1N, R9E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 11A and 11B of the Holy Cow Ranch Subdivision located in Gov't Lots 3 and 4 of Section 19, T1N, R9E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.94 acres
LOCATION	23302 Radar Hill Road
EXISTING ZONING	Low Density Residential District (Pennington County)
SURROUNDING ZONING	
North:	Low Density Residential District (Pennington County)
South:	Low Density Residential District/General Agriculture District (Pennington County)
East:	Low Density Residential District (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	7/28/2004
REVIEWED BY	Renee Catron-Blair / Curt Huus

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, a drawing showing existing structures on the property shall be submitted for review;
2. Prior to Preliminary Plat approval by the City Council, additional topographical information for the entire property and a drainage plan shall be submitted for review and approval. In addition, the plat shall be revised to show drainage easements as needed;
3. 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;
4. Upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations

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- shall be obtained. If individual on-site wastewater systems are proposed, then an on-site wastewater plan prepared by a Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems shall be submitted for review and approval;
5. 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 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;
 6. Upon submittal of a Preliminary Plat application, a drawing showing a hammerhead engine turnaround at the end of the proposed common access easement shall be provided;
 7. Prior to submittal of the Final Plat, a note shall be placed on the plat document stating that "An alternate drainfield area shall be identified upon submittal of a building permit" and that "on-site wastewater disposal systems shall be mound systems or evapotranspiration systems only";
 8. Prior to Preliminary Plat approval by the City Council, a Special Exception shall be obtained to allow the existing Radar Hill Road to be located off center line of the right-of-way as per the Street Design Criteria Manual and five foot additional right-of-way shall be dedicated for portions of the street as it abuts the subject property;
 9. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
 10. Upon submittal of a 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 Layout 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, sewer, pavement and water improvements along Radar Hill Road as it abuts the subject property and the access easement. (See companion item #04SV046)

The subject property is located approximately three miles east of South Dakota Highway 44 and south on Radar Hill Road. The subject property is located in the City of Rapid City's three mile platting jurisdiction.

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 provided. All specific details of the subdivision may not be addressed as part of the 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 Rapid City Municipal Code or the Street Design Criteria Manual will require a formal variance request or a special exception whichever is applicable.

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STAFF REVIEW:

Staff has reviewed the Layout 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 section line highway and constructed with a minimum 40 foot wide 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 section line highway with an approximate 24 foot wide graveled surface and requiring the improvement along Radar Hill Road as it abuts the subject property will result in a discontinuous street design. Five feet additional right-of-way must be dedicated on the plat document to meet the minimum requirements. A Variance to the Subdivision Regulations to waive the requirements of installing pavement, curb, gutter, street light conduit, water and sewer along Radar Hill Road has been requested along with this application.

Access Easement: The common access easement is classified as a lane/place street requiring that the street be located in a minimum 45 foot wide right-of-way and constructed with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations. The applicant has indicated that the access easement will be constructed to serve two lots with a 25 foot width road. Twenty additional feet of right-of-way must be provided for on the plat document to meet the minimum requirement. A Variance to the Subdivision Regulations to waive the requirements of installing pavement, curb, gutter, street light conduit, water and sewer along the access easement has been requested along with this application. The common access easement must be constructed per Pennington County Specifications Standard with four inches of gravel surfacing, 3:1 inslopes and backslopes. A Hammerhead Engine turnaround at the end of the proposed common access easement shall be provided for emergency vehicles.

Drainage: The applicant must submit additional topographical information for the entire property along with a drainage plan for the property so that drainage easements may be dedicated as needed.

Water & Sewer: Additional information is requested for the well and service line locations. Verification of the depth of wells, septic tanks and drainfields for each lot shall be submitted for review and approval to ensure separation from well water per South Dakota State Regulations so that easements are provided as needed. The Pennington County Planning staff has stated groundwater is very high in this area and they recommend that a note be placed on the plat that any on-site wastewater disposal systems be mound systems or evapotranspiration systems only. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a site plan showing the location of the on-site wastewater disposal system be submitted for review and approval as identified.

Structures: A drawing must be submitted showing all existing structures and front gate entrance onto the property to ensure that setback and emergency vehicle clearance requirements are being met. As additional right-of-way is dedicated, the front gate entrance may possibly be in the right-of way. No structures are allowed to be in the dedicated right-of-way.

Staff believes that the proposed plat generally complies with all applicable Zoning and

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Subdivision Regulations assuming compliance with the stated stipulations.