

Blake Estates  
 March 27, 2009

County Zoning

An application was filed with Pennington County on March 6, 2009 to rezone the 35.23 acre site from a planned unit development to limited agricultural zoning.

Access to Adjacent Properties

The layout plat submitted has one 10.8 acre lot with access from highway 44 and two lots (14.3 acres and 10.0 acres) with access from Blake Road. No new roads are proposed into the site.

Sewer

A private on-site septic tank and drain field will service each lot. The applicant has dug an eight foot deep inspection pit at the anticipated drain field location for each lot. The county drain field inspection checked the holes, logged notes and took pictures. No perk tests have been completed.

Water

Applicant is to install a well and water distribution system for the three lots. The well log from the existing well, just east of the property, is included. Residential structures will be required to have fire sprinkler protection per The National Fire Protection Code 13D.

Blake Road

Applicant proposes to rebuild Blake Road from the existing Highway 44 approach to the applicant's property and install a turn around as shown on the drawing. Blake Road is to have a 24' wide paved surface.

Section Lines on the North and West Sides of Property

Home sites for all three lots would be south of the drainage easement shown on the drawing, which is a fair distance from the section lines. We feel it is premature to address vacating them. The City will have the opportunity to address the issue when development is proposed to the west or the north.

Variances Requested

1. Access to adjacent properties:

- a) A variance to the Rapid City Municipal Code is requested. No roads are planned through the property.

2. West Highway 44

- a) Applicant requests a variance to the Subdivision Regulation to provide a minimum 40 foot wide paved surface, curb and gutter, sidewalk, street light conduit, water and sewer.

3. Blake Road

- a) Applicant requests a variance to the Subdivision Regulation to provide curb and gutter, sidewalk, street light conduit, water and sewer.
- b) Applicant requests a variance to the Subdivision Regulation to allow the existing driveway north of the turn around to remain as is. The right of way ends prior to the first house to the north.

4. Section Line Highway

- a) Applicant requests a variance to the Subdivision Regulation to construct the section line highway and to dedicate the section line easement on the section lines on the west and north sides of the property.