

STAFF REPORT

May 25, 2000

PLAT #00PL042 - Layout Plat

ITEM 18

GENERAL INFORMATION:

PETITIONER	FMG for Bill Freytag
REQUEST	PLAT #00PL042 - Layout Plat
LEGAL DESCRIPTION	Lots 10-17, Block 1, Lots 19-21, Block 3, Lot 1, Block 4, Lots 1-3, Block 5, Tyler Knue Subdivision, Section 24, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	7.6
LOCATION	West of Mallridge Subdivision
EXISTING ZONING	General Agriculture (County)
SURROUNDING ZONING	
North:	General Agriculture (County)
South:	Mobile Home Residential / Low Density Residential II
East:	Low Density Residential
West:	General Agriculture (County)
PUBLIC UTILITIES	City Water and Sewer to be extended
REPORT BY	Blaise Emerson

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the Planning Commission, complete engineering plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall submit a drainage plan including calculations for the subject property keeping storm water flows to pre-development flows;
3. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall submit a geotechnical evaluation of the proposed detention pond structure and pavement design;

Fire Department Recommendations:

4. Prior to Final Plat approval of any Phase by the City Council, the applicant shall submit street names for review and approval;
5. Prior to Preliminary Plat approval by the City Council, the applicant shall submit design plans for all temporary turnarounds;

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Transportation Planning Division Recommendations:

6. Prior to Preliminary Plat approval by the Planning Commission of any Phase, the applicant shall submit a preliminary horizontal and vertical alignment for the north/south section line collector road;
7. Prior to Preliminary Plat approval by the Planning Commission of any Phase, the applicant shall submit an alternative alignment for the east/west section line road that is being proposed to be vacated;

Urban Planning Division Recommendations:

8. Prior to Final Plat approval, the subject property shall be annexed and zoned in accordance with the Rapid City Municipal Code;
9. Prior to Preliminary Plat approval of any Phase, a revised lot layout shall be submitted delineating the incorporation of the large unplatted open space area into the neighboring lots and the revised alignments for the north-south collector road and the north east-west section line road;
10. Prior to Final Plat approval of any lot in Block 4 or any Lot in Block 5 by the City Council, the applicant shall dedicate and construct the street to the north section line;
11. Prior to platting of more than forty (40) lots or the development of forty (40) dwelling units, a second public street access shall be developed to City Standards;
12. Prior to Preliminary Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid; and,
13. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: The applicant is proposing a Layout Plat for Phase Two of the Tyler Knue Subdivision. The property is located north of I-90 and west of Haines Avenue. The existing development consists of a mixture of townhouses, manufactured homes and stick-built single family residences.

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 outstanding 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 that is provided. All specific details of the subdivision may not be addressed at the Layout Plat 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 City Code or the Street Design Criteria Manual will require a formal variance request or a special exemption, whichever is applicable.

STAFF REVIEW: Staff has reviewed the Layout Plat and has noted the following considerations:

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Street Plan - The applicant is proposing to vacate a portion of the north/south section line right-of-way that is located on the west side of the property. This section line is identified on the Major Street Plan as a collector road. This road will provide a future alternate north/south connection between Disk Drive and the north Haines area other than Haines Avenue. With the proposed school site being located just south of this development, it will be important that adequate street network is available other than just local residential streets for access to the school. The applicant has stated that the northern section of this road will be difficult to build because of a large drainage that needs to be crossed and does not believe it is needed. Staff has reviewed the collector route and has determined a north/south route is needed. Staff is willing to look at alternative alignments that could be used in lieu of the section line right-of-way, but the applicant will need to submit information regarding an alternate alignment or route. Staff notes that as part of the water system master plan, a twelve inch water line is identified as being located in the section line. The water main will serve the area to the north with City water.

The applicant is also proposing to vacate a portion of the east/west section line that is located on the north side of the property. Because of previous development along Haines Avenue, east/west connections in this area are very limited. Once again, Staff is willing to look at alternative alignments that could be used in lieu of the section line right-of-way, but the applicant will need to submit a proposal for an alternate alignment to insure that an east/west connection can be made to Haines Avenues. This east west connection needs to connect to the north-south collector road that was described earlier in the report.

The applicant is identifying in the phasing plan that the Brooke Street will not be extended to the northern property line in the first phase. Approximately 100 feet Brook Street would not be constructed. Staff is recommending when any lot in Block 4 or Block 5 is platted Brooke Street is extended the northern property line. This will avoid access difficulties previously experienced in other parts of the community (i.e. Elks Country Estates, Westview Estates, Terricita Hills, etc.)

Engineering Plans - Prior Preliminary Plat approval, complete engineering plans for streets, utilities, and drainage shall be provided. The Engineering Staff has noted that a geotechnical report needs to be submitted for the detention pond. There is an existing stock dam that is being used as the detention facility and Staff wants to insure this is adequate for the proposed facility. Also, the geotechnical report needs to provide information on the type of pavement design needed for the proposed streets.

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April 20, 2000

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