

STAFF REPORT

July 13, 2000

PLAT #00PL056 - Layout Plat

ITEM 21

GENERAL INFORMATION:

PETITIONER	Garry Neiderworder for Inez Shaver
REQUEST	PLAT #00PL056 - Layout Plat
LEGAL DESCRIPTION	Parcel A and Parcel B of the north portion of Parcel No. 1 located in the W1/2, NW1/4 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 12.2507 Acres
LOCATION	At the intersection of Jackson Boulevard and Valentine Street
EXISTING ZONING	General Commercial
SURROUNDING ZONING	
North:	Medium Density Residential
South:	General Commercial
East:	Park Forest
West:	General Commercial
PUBLIC UTILITIES	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, detailed topographic information and grading plans shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the Planning Commission, a detailed drainage plan and calculations shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the Planning Commission, geology, geotechnical, and slope analysis reports shall be provided for review and approval;
4. Prior to Preliminary Plat approval by the Planning Commission, an erosion control plan shall be submitted for review and approval;
5. Prior to Preliminary Plat approval by the Planning Commission, water pressure calculations shall be provided documenting how this lot will be serviced;
6. Prior to Preliminary Plat approval by the Planning Commission, sanitary sewer plans shall be provided identifying how sanitary sewer will be extended to the subject property and adjacent properties;

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7. 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 for the extension of Shaver and Valentine Streets through the subject property shall be submitted for review and approval;

Fire Department Recommendations:

8. Prior to Preliminary Plat approval by the Planning Commission, the petitioner shall provide the proposed layout of all water lines, water flow and hydrant locations for review and approval;

Urban Planning Division Recommendations:

9. Prior to Final 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,
10. 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 to create a two lot commercial subdivision. The property is located one block east of Jackson Boulevard and is directly west of Dinosaur Park. The property is located on the west side of the "Hogback Ridge" and does have some steep terrain. The property is currently zoned General Commercial.

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 reviewed the Layout Plat and has noted the following considerations:

Streets - The property can gain access through Valentine Street which is approximately in the middle of the property and through Shaver Street which is located on the north side of the property. An alley is located along the entire west side of the property. Both the public right-of-ways for Valentine and Shaver Streets dead end at the subject property; although private access easements extend east. The easement off of Shaver Street gives access to a single family residence and the easement off of Valentine Street gives access to a photographic studio. The Subdivision Regulations require that both of these easements be improved to City street standards. The improvements include additional right-of-way or easement width, an

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additional 6 feet for the Shaver Street easement and 12 feet for the Valentine Street easement; and the construction curb, gutter, pavement, sidewalks, water and sewer mains.

Water - Staff has noted that water service into this area may be limited. The City can serve the property to an elevation of approximately 3300 feet. Any floor above this elevation will not have adequate water pressure. Staff would like to make the applicant aware that water pressure at the site restricts the allowable location and/or height of any structures on the site. Staff is requesting that pressure calculations are provided as part of the Preliminary Plat submittal. The calculations need to account for not only the elevation of the property but also the size of the water mains serving the property.

Geotechnical Information – The majority of the subject property is located on very steep side slopes. There is evidence of sliding and slumping of the hillside in this area. Staff is very concerned with any development of the hillside. Detailed geotechnical information shall be provided prior to approval of the Preliminary Plat.

Access – Staff is concerned with the potential impacts of vehicular traffic from the development on the intersections of Valentine and Shaver Streets with Jackson Boulevard. Loading these intersections with additional traffic may negatively impact adjacent properties and the capacity and safety of Jackson Boulevard. Neither intersection can handle any significant increase in traffic due to the heavy volumes of traffic on Jackson Boulevard. These intersections will not meet signalization warrants at any time in the future due to the proximity to existing signals. The applicant needs to consider the traffic ramifications as part of the development of this property.