

STAFF REPORT

October 5, 2000

PLAT #00PL067 - Preliminary Plat

ITEM 5

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for James Letner
REQUEST	PLAT #00PL067 - Preliminary Plat
LEGAL DESCRIPTION	Lots 1 and 2 and dedicated R.O.W. of Debra Subdivision, (formerly Lots B & C of Lot 2 of OutLot 2 of the SE1/4 of the SW1/4 of Section 4, T1N, R7E, BHM and a portion of Debra Drive R.O.W.) located in the SE1/4 of the SW1/4, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.175 Acres
LOCATION	At the intersection of Clifton Street and Debra Drive
EXISTING ZONING	Medium Density Residential
SURROUNDING ZONING	
North:	Medium Density Residential
South:	Medium Density Residential
East:	Medium Density Residential
West:	Medium Density Residential
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the Engineering plans as identified on the red lined drawings;
2. Prior to Preliminary Plat approval by the Planning Commission, revised grading and drainage plans shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the Planning Commission, a revised erosion control plan shall be provided for review and approval;
4. Prior to Preliminary Plat approval by the City Council, Engineering plans shall be revised to include all regulatory signs in accordance with the Street Design Criteria Manual;
5. Prior to Final Plat approval by the City Council, drainage easement(s) shall be shown as required by the Engineering Division;

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6. Prior to Final Plat approval by the City Council, the structures located within the storm water channel/sewer alignment shall be removed or surety shall be posted for their removal;

Fire Department Recommendation:

7. Prior to Preliminary Plat approval by the City Council, the size of the proposed water line(s) shall be coordinated with the Fire Department;
8. Prior to Final Plat approval by the City Council, a site plan shall be submitted for review and approval identifying the size and location of water lines and fire hydrant locations within 500 feet of the property and proposed on-site fire hydrant location(s);

Urban Planning Division Recommendations:

9. Prior to Final Plat approval by the City Council, a miscellaneous document shall be filed at the Register of Deed's office creating a utility easement for the extension of the storm water and sewer line(s) from 38th Street to the subject property or the plat shall be revised to include Lot 61 of Leisure Hills and identify the utility easement(s) as necessary;
10. Prior to Final Plat approval by the City Council, the plat shall be revised to show "Werstern Heights Subdivision" as "Western Heights Subdivision" and the plat shall be relabeled identifying a portion of the "Existing R-O-W to be vacated this plat" as "Existing R-O-W";
11. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted and all subdivision inspection fees paid; and,
12. 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 has submitted a Preliminary Plat to reconfigure two lots and to relocate a portion of the right-of-way at the northern most terminus of Debra Drive. The two lots will be sized 2.569 and .338 acres, respectively. The applicant has also submitted a Subdivision Variance request to allow sidewalks along one side of Debra Drive as a companion item to this request.

On April 3, 2000, the City Council approved a Layout Plat for the subject property to subdivide the two lots and to vacate a portion of the right-of-way at the northern most terminus of Debra Drive creating a three lot residential subdivision. The proposed Preliminary Plat identifies the reconfiguration of two lots in lieu of creating a third lot.

This item has been continued several times since the July 27, 2000 Planning Commission meeting to allow the applicant additional time to submit information required by the Layout Plat.

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

Access: During the review of the Layout Plat, staff indicated that the proposed relocation of Debra Drive may create setback issues on the adjacent properties. The applicant has revised the

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proposed plat identifying a minimum twenty (20) foot separation between Debra Drive and the adjacent properties. The Zoning Ordinance requires a minimum 25 foot setback from a street to a structure and requires that a minimum five foot rear yard setback be maintained for accessory structures. The proposed relocation of Debra Drive maintains the minimum required setback from a street without increasing the rear yard setback required by the Zoning Ordinance on the adjacent properties.

Grading and Drainage: The Engineering Division has indicated that a site grading and drainage plan for proposed Lot 1 must be submitted for review and approval to insure that a point of access from Debra Drive to Lot 1 can be obtained. The access point (or approach) onto Lot 1 must meet the slope and site safety standards required by the Street Design Criteria Manual. In addition, the Engineering Division has indicated that the grading plan for the subject property must be revised to eliminate any grading on adjacent properties or the applicant must obtain written permission from the property owner(s) prior to the commencement of any grading. The Engineering Division is also requesting that the drainage plan be revised to rework some of the calculations pertaining to the proposed detention facility to be located within the southern portion of proposed Lot 2. Major drainage easements must be shown on the plat as required by the Engineering Division.

Storm Water/Sewer Lines: The applicant has indicated that storm water and sewer lines will be extended across Lot 61 of Leisure Acres Subdivision from 38th Street to the subject property. The applicant also owns Lot 61 of Leisure Acres Subdivision. Currently, a retaining wall and a shed are located on Lot 61 and are in conflict with the proposed alignment of the storm water and sewer lines. Prior to Final Plat approval, the structures must be removed or surety must be posted for their removal. In addition, a miscellaneous document must be filed at the Register of Deed's Office creating a utility easement for the extension of the storm water and sewer line(s) or the plat must be revised to include Lot 61.

Fire Department Concerns: The applicant has submitted a site plan identifying that a future apartment complex may be constructed on proposed Lot 2. The Fire Department is requesting that a site plan be submitted for review and approval identifying the size and location of water lines and fire hydrant locations within 500 feet of the property and proposed on-site fire hydrant locations. In addition, the Fire Department has indicated that the proposed six (6) inch water line(s) may not be sufficient to insure adequate fire flow requirements to the proposed apartment complex depending upon the size of the complex and the type of design construction. The applicant needs to work with the Fire Department to insure that the proposed infrastructure improvements meet the requirements of the proposed development.

Subdivision Improvements: Prior to Final Plat approval, subdivision improvements as specified in Section 16.20.040 of the Rapid City Municipal Code must be completed or surety must be posted. The applicant has submitted a Subdivision Regulations Variance request as a companion item to this plat to waive the sidewalk requirement on one side of Debra Drive.

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Prior to Final Plat approval, the Subdivision Regulations Variance must be obtained or the sidewalk must be constructed on both sides of the road.

Staff believes that this proposed plat generally complies with all applicable zoning and subdivision regulations assuring compliance with the stated stipulations.