

STAFF REPORT

March 9, 2000

PLAT #00PL018 - Preliminary and Final Plat

ITEM 15

GENERAL INFORMATION:

PETITIONER	Alliance of Architects for Black Hills Habitat for Humanity
REQUEST	PLAT #00PL018 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 1 thru 6 of Habitat Subdivision formerly Lots 1 thru 15, Lot 4 and a portion alley, Block 4, Schnasse Addition to the City of Rapid City located in the NW1/4 of the SW1/4 of Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.23 Acres
LOCATION	At the intersection of Herman Street and East Watertown Street
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	To Be Extended
REPORT BY	Bill Lass

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

Engineering Division Recommendations:

1. Prior to City Council approval of the Preliminary Plat the petitioner shall submit for review and approval a grading and drainage plan for the entire subdivision;
1. Prior to City Council approval of the Preliminary Plat, the petitioner shall submit for approval complete engineering plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code including but not limited to: sidewalks and handicapped ramps, a vehicle turn-around at the east end of East Madison Street, and water and sewer mains;
2. Prior to City Council approval of the Preliminary Plat, all *red-lined* revisions to the plat and plans shall be completed;

STAFF REPORT

March 9, 2000

PLAT #00PL018 - Preliminary and Final Plat

ITEM 15

Fire Department Recommendations:

3. Prior to City Council approval of the Preliminary Plat, the plat shall be revised to identify an additional fire hydrant located at the southeast corner of Herman Street and East Madison Street with the final location to be approved by the Fire Department;
4. If required by the Fire Department and prior to City Council approval of the Preliminary Plat, the plat shall be revised to identify an additional fire hydrant near the southwest corner of the subject property along East Watertown Street with the final location to be approved by the Fire Department;

Pennington County Register of Deeds Recommendations:

5. Prior to City Council approval of the Final Plat, the plat title shall be revised subject to approval of the Register of Deeds Office;

Transportation Planning Division Recommendations:

7. Prior to City Council approval of the Preliminary Plat, the plat shall be revised to identify a non-access easement where East Madison Street and Herman Street abut proposed Lot 4 – except for approved approach locations;

Urban Planning Division Recommendations:

1. Prior to City Council approval of the Preliminary Plat, the petitioner shall have submitted the required Subdivision Improvements Estimate for review and approval and shall have paid the Subdivision Inspection Fees; and,
2. Prior to City Council approval of the Final Plat, the petitioner shall have posted financial surety in a form to be approved by the City Attorney for any incomplete subdivision improvements.

GENERAL COMMENTS: This Preliminary and Final Plat has been submitted to replat fifteen existing lots into six new lots ranging in size from 6,746 square feet to 11,398 square feet. The property is to be developed into six single-family homes to be built by Habitat for Humanity. The subject property is located on either side of the Dakota Minnesota and Eastern railroad line on the north side of East Watertown Street. The subject property is currently vacant.

STAFF REVIEW: Staff has reviewed this proposed plat and has identified the following issues. A complete summary of all issues is included in the Staff Recommendation portion of this Staff Report.

Turn-Around: East Madison Street currently is a dead-end street where it abuts the subject property. The roadway does not cross the railroad tracks and does not connect to Milwaukee Street to the east. There is no turn-around currently present where East Madison Street terminates. The Engineering Division and Fire Department have noted that some type of turn-around must be constructed as part of this platting request.

STAFF REPORT

March 9, 2000

PLAT #00PL018 - Preliminary and Final Plat

ITEM 15

Sewer and Water Mains: City sewer mains are not currently in place where this property abuts Madison Street and City water mains are not in place where this property abuts Herman Street. Both sewer and water mains are absent from East Watertown Street. The petitioner has submitted subdivision plans calling for the extension of these segments of sewer and water main.

Other Subdivision Improvements: The platting of the subject property will necessitate the installation of City sidewalks along all adjacent roadways which do not already have sidewalks. Additionally, handicapped-accessible ramps must be provided at street intersections to provide access to the sidewalks. The Fire Department has noted that some additional fire hydrants are needed as part of the subdivision improvements.

Drainage: The Engineering Division has noted that a grading and drainage plan must be still be submitted. All houses must be elevated so that they drain towards the adjacent street. The only allowed drainage towards the railroad tracks will be from back yards of the lots to be platted.

Air Quality Permit: Although not a platting requirement, the Pennington County Air Quality Coordinator has noted that an Air Quality Permit must be received prior to any surface disturbance on this site.

Staff has reviewed this proposed plat and has found it to be in general compliance with all applicable zoning and subdivision requirements assuming compliance with the previously stated stipulations.