

STAFF REPORT

April 5, 2001

No. 01PL010 - Layout Plat

ITEM 33

GENERAL INFORMATION:

PETITIONER	Feber Engineering Company for Richard O. Stahl
REQUEST	No. 01PL010 - Layout Plat
LEGAL DESCRIPTION	Lots 1-6 of Stahl Victorian Addition, formerly Tracts J, K, L, M and N of Lot 6 of Block 19, Boulevard Addition of the N1/2 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.8 Acres
LOCATION	At the southwest corner of the intersection of West Street and South Street
EXISTING ZONING	High Density Residential District
SURROUNDING ZONING	
North:	High Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	High Density Residential District
PUBLIC UTILITIES	City Water and Sewer
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, a preliminary geotechnical report shall be submitted for the subject property;
3. Prior to Preliminary Plat approval by the Planning Commission, a detailed topographic survey of the detention facility shall be provided;
4. Prior to Preliminary Plat approval by the Planning Commission, the water line shall be extended to proposed Lot 3 and tie into the existing water line in South Street;
5. Prior to Preliminary Plat approval by the Planning Commission, a complete drainage report shall be provided including a design for an outlet structure for the detention facility;

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Fire Department Recommendations:

6. Prior to Preliminary Plat approval by the Planning Commission, plans shall be submitted showing the proposed locations of water lines and fire hydrants;
7. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall delineate an emergency turnaround for the dead end alley **and Stahl Court** on the plat and plans;

Urban Planning Division Recommendations:

9. Prior to Final Plat approval, a Final Development Plan for the Planned Residential Development shall be submitted and approved by the City Council;
10. 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,
11. 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: **This item was continued at the March 8, 2001 Planning Commission meeting to allow the applicant to address issues regarding the location of the proposed parking lot and the vacation of the South Street right-of-way. This Staff report has been revised as of March 27, 2001. All revisions are shown in bold.**

Staff met with the applicant to discuss alternatives for the parking lot in the proposed vacated South Street right-of-way as identified in the associated Planned Residential Development request. The applicant has requested that the parking lot no longer be part of the Planned Residential Development request. He has indicated that only the multi-family residential development is being proposed at this point in time. Also, the applicant has indicated that he will not propose to vacate the South Street right-of-way as part of the development plans.

The additional traffic from the proposed parking lot for the Victorian Assisted Living Facility was a concern to a number of the Planning Commission members. By eliminating the parking lot, only the traffic for the new residential development will access Hill Street. The applicant is required to provide a turnaround at the terminus of the proposed Stahl Court that meets minimum standards.

The applicant is proposing to replat five existing lots and a portion of the South Street right-of-way into six lots. The applicant has submitted an associated Planned Residential Development (01PD004). The property is located south of Hills Street and west of 12th Street. The Planned Residential Development identifies three, four unit multi-family dwelling units and two, duplex units. The Planned Residential Development also identifies additional parking for the Victorian Assisted Living Facility.

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

South Street - As part of the Layout Plat the applicant has proposed the vacation of a portion of South Street. **However, the applicant has indicated that he will no longer**

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request that South Street be vacated. The applicant had proposed to incorporate that a portion of the vacated right-of-way into proposed Lot 3. A similar request was denied without prejudice in 1998. At that time, Staff requested that a master plan for the entire property be submitted to allow a full evaluation of the of the vacation of the right-of-way and the potential effects on neighboring properties. It is very unlikely that a street could be constructed in this portion of South Street due to the steep slopes in this area. However, the right-of-way is currently utilized by both utilities and for pedestrian access. The applicant is proposing to place a parking lot for the Victorian Assisted Living Facility to the north. Staff can support the vacation of the right-of-way if the applicant retains the area for a utility easement and pedestrian/bicycle access easement.

Emergency Turn Around - The applicant is proposing to improve an alley on the north side of the property which provides the primary access to the properties to the north. The alley currently dead ends approximately 240 feet from the intersection with of the alley and Hill Street. The Fire Department has indicated that an emergency turn around needs to be incorporated into the design of the development. As with the proposed turnaround for the proposed Stahl Court which has been incorporated into the parking lot. The applicant will need to work with the Fire Department to provide a viable turn around. **Also, the applicant will need to provide a turn around at the end of Stahl Court as the original design had incorporated the turnaround incorporated into the parking lot design.**

Stahl Court - The applicant has proposed the development of a north/south street that would provide access to five of the proposed lots. As part of the Planned Residential Development proposal, two parking lots are located off the street. The parking lots are designed to allow backing into the streets. Also, the emergency turnaround for the street is incorporated into the proposed parking lot for the Victorian Assisted Living Facility. These feature are typically not allowed in a public street. The staff can not support the dedication of the street as a public street for the following reason: The design of the parking lots and the turn around would make it difficult for City street crews to maintain the street. Staff is recommending that the street be classified as a private street and a Special Exception to the Street Design Criteria Manual be granted to allow for 12 dwelling units to access a private street.

Drainage - A detention pond has been formed by the fill that was placed in the drainage in the past. The detention facility is identified as part of the Downtown Drainage Design Plan. Currently, there is no outlet structure constructed for the detention facility. Staff is requesting that a drainage plan be provided for the property that includes the routing for an outlet structure. Also the applicant will need to provide topographic information of the area to the west to facilitate the evaluation of the capacity of the detention facility.

Geotechnical Information - The western portion of the site is located on an old fill section. A drainage was filled creating the proposed building site. Staff is very concerned with the nature of the fill and appropriateness of constructing building and other improvements on top of it. Staff is requesting that geotechnical information be provided for the street section, the proposed building pads, and parking area. Based on the geotechnical information provided, extensive excavation may be required to modify the soils in the area.

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Utilities - The applicant has not identified the extension of the water line to the north end of Stahl Court. The subdivision regulations require that the utilities be extended to the end of the street. Staff is requesting that the applicant extend the water main to Lot 3 which would facilitate the looping of the water service in this area. Also a fire hydrant will need to be installed near the end of Stahl Court.

Alley - An alley is located along the north side of the property. The applicant is proposing to improve the alley as part of this development. The alley angles to the northwest from its intersection with Hill Street. The intersection geometry does not meet the City's minimum standards. Staff is requesting that the intersection be redesigned to an intersection that meets the City's minimum geometry for an intersection and to provide a minimum of one car stacking in the alley.