

STAFF REPORT

March 22, 2001

No. 01PL013 - Final Plat

ITEM 18

GENERAL INFORMATION:

PETITIONER	G & R, Inc.
REQUEST	No. 01PL013 - Final Plat
LEGAL DESCRIPTION	Lots 22 thru 24, Block 6, Lots 9 thru 11, Block 8 and Lots 14 thru 16, Block 9 of Scenic Valley Subdivision, formerly: SE1/4 of NE1/4 of Section 10, T1N, R8E, BHM less Scenic Valley Subdivision and ROW and the balance of Tract A of Scenic Valley Subdivision all located in SE1/4 NE1/4 and NE1/4 NE1/4 Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.88 Acres
LOCATION	At the intersection of Leroy Street and Basswood Street
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (PUD) (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendation:

1. Prior to Final Plat approval by the City Council, the staging areas at the terminus of LeRoy Street and Basswood Drive shall be maintained and/or improved to prevent the tracking of mud from construction trucks onto the roadways;

Pennington County Highway Department Recommendation:

2. Prior to Final Plat approval by the City Council, the drainage channel crossing plans shall be revised and submitted for review and approval;
3. Prior to Final Plat approval by the City Council, the applicant shall coordinate with the County to extend LeRoy Street across the 50 foot wide drainage channel located along the west lot line; or surety shall be posted for 50% of the cost of the construction;

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Emergency Services Communication Center Recommendation:

4. Prior to City Council approval of the Final Plat, the plat shall be revised to show Basswood Street as Basswood Drive;

Pennington County Fire Coordinator Recommendation:

5. Prior to City Council approval of the Final Plat, fire hydrants shall be installed in accordance with Uniform Fire Code;

Urban Planning Division Recommendations:

6. Prior to City Council approval of the Final Plat, a subdivision estimate form shall be submitted and all subdivision inspection fees shall be paid; and,
7. Prior to City Council approval of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: The applicant has submitted a Final Plat to subdivide 1.88 acres into nine residential lots and to extend LeRoy Street and Basswood Drive. The property is located outside of the City limits of Rapid City but within the City's three mile platting jurisdiction.

On April 17, 2000, a Preliminary Plat was approved to create a 43 lot residential development, including the subject property. Over the next eight months, Final Plat approval was granted for 34 of the proposed lots. The applicant is requesting Final Plat approval of the remaining nine lots as identified on the proposed plat.

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

Drainage Channel: A 50 foot wide major drainage easement is located along the west lot line of the subject property. In 1996, the applicant entered into an agreement with Pennington County requiring that Pennington County and the applicant each pay 50 per cent of the cost of extending LeRoy Street across the drainage ditch located within the easement. The Pennington County Highway Department has indicated that the drainage channel design plans originally intended to utilize large box culverts owned by the County. The County has decided that in lieu of using the box culverts, an appropriately sized culvert will be purchased for the construction. As such, the applicant must revise the drainage channel design plans accordingly. In addition, the applicant must coordinate with the County to complete the extension of LeRoy Street as identified or post surety for 50 per cent of the cost of the construction prior to City Council approval of the Final Plat.

Tracking of Construction Mud: The Preliminary Plat was approved contingent upon a staging area being provided at the terminus of LeRoy Street and Basswood Drive to remove mud from the tires of construction trucks. A recent site inspection identified that excessive mud is being tracked onto the two roadways as well as onto East 53rd Street. The recent wet conditions may require that additional rock and/or gravel be provided at the terminus of the two roadways. Staff is recommending that the staging area be maintained as necessary and/or improved prior to Final Plat approval.

Labeling: The Emergency Services Communication Center has indicated that the plat must be

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revised to show Basswood Street as Basswood Drive.

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. Staff is recommending that all subdivision improvements be completed prior to City Council approval or that surety be posted.

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