

STAFF REPORT

May 24, 2001

No. 01PL036 - Layout Plat

ITEM 21

GENERAL INFORMATION:

PETITIONER	Mike and Landa Titus
REQUEST	No. 01PL036 - Layout Plat
LEGAL DESCRIPTION	Proposed Lots 12R and 13R, Block 2, Blakes Addition, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	.44 Acres
LOCATION	35 Madison Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Prior to City Council approval of the Layout Plat, topographic information shall be submitted for review and approval;
2. Upon submittal of the Preliminary Plat, grading plans and a complete drainage plan shall be submitted for review and approval;
3. Upon submittal of the Preliminary Plat, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval;
4. Upon submittal of the Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval;
5. Upon submittal of the Preliminary Plat, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. In particular, a complete street design plan shall be submitted showing the location of utilities, storm drainage, curb and gutter, and sidewalk improvements;

Fire Department Recommendations:

6. Upon submittal of the Preliminary Plat, a fire hydrant design plan showing the location of

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fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval;

Register of Deed's Office Recommendation:

7. Upon submittal of the Preliminary Plat, the plat shall be revised to show an alternate subdivision name and the proposed lots shall be labeled;

Urban Planning Division Recommendations:

8. Prior to Final Plat approval by the City Council, the garage shall be removed from the lot;
9. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; 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 and the subdivision inspection fee shall be paid.

GENERAL COMMENTS: The applicant has submitted a Layout Plat to subdivide the above legally described property into two lots. Currently a four-dwelling unit structure is located on the western most lot and a garage is located on the eastern most lot.

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 major 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 Rapid City Municipal Code or the Street Design Criteria Manual will require a formal variance request or a special exception, whichever is applicable.

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

Principal Use: As previously indicated, the proposed subdivision of the subject property will result in a four-dwelling unit structure being located on the western most lot and a garage being located on the eastern most lot. The Zoning Ordinance states that a principal use on a property must be established prior to an accessory use being allowed. The garage is allowed only as an accessory use to a principal structure. The applicant has indicated that a four-plex will eventually be constructed on the same lot as the garage and that the garage will be removed from the property. Staff is recommending that the garage be removed from the lot prior to Final Plat approval.

Access: Madison Street is located along the north lot line and First Street is located along the west lot line. In addition, an alley is located along the east lot line. Any improvements or repair to the two roadways must be completed prior to Final Plat approval or surety posted for the improvements. In particular, a sidewalk must be constructed along First Street. The

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Engineering Division has indicated that the alley must be paved if used as access to the proposed four- dwelling unit structure upon issuance of a building permit.

Topographic Information: The Engineering Division has indicated that prior to City Council approval of the Layout Plat, topographic information must be submitted for review and approval.

Grading Plan and Drainage Plan: The Engineering Division has indicated that a grading plan and a drainage plan must be submitted for review and approval. The Engineering Division has indicated that the existing drainage on the property flows onto the property located directly south of the subject property. The drainage plan must show the drainage flowing to First Street in order to preclude negatively impacting the adjacent properties and/or the unimproved alley.

Water and Sewer System: Plans prepared by a Registered Professional Engineer must be submitted showing the extension of water mains and sewer lines. Upon Preliminary Plat submittal, this information must be submitted to the Engineering Division for review and approval.

Register of Deed's Office:

The Register of Deed's Office has indicated that the plat must be revised to show an alternate subdivision name and the proposed lots must be labeled. Staff is recommending that the plat be revised as identified upon submittal of the Preliminary Plat.

Subdivision Improvements: Prior to a Preliminary Plat request, 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. These plans shall include construction plans in compliance with City Standards and the Street Design Criteria Manual for all subdivision improvements. The Fire Department has indicated that upon submittal of the Preliminary Plat, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, must be submitted for review and approval.

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