

STAFF REPORT

August 8, 2002

No. 02PL073 - Layout Plat

ITEM 12

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying and Consulting Engineers for Wayne and Phyllis Krell
REQUEST	No. 02PL073 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot 3, Block 1, Pleasant Hill Addition, located in the NE1/4 NE1/4 of Section 9, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 3A and 3B of Lot 3, Block 1, Pleasant Hill Addition, located in the NE1/4 NE1/4 of Section 9, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.0 acres
LOCATION	2021 Pacific Lane
EXISTING ZONING	County - Suburban Residential District
SURROUNDING ZONING	
North:	County - Suburban Residential District
South:	County - Suburban Residential District
East:	County - Suburban Residential District
West:	County - Suburban Residential District
PUBLIC UTILITIES	Rapid Valley Sanitary sewer and water
DATE OF APPLICATION	07/11/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

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

Engineering Division Recommendations:

1. 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, complete street design plans shall be submitted showing the location of utilities, storm drainage, curb and gutter and sidewalk improvements for Pacific Drive or a Subdivision Variance shall be obtained waiving the required subdivision improvements;

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2. Upon submittal of a Preliminary Plat, a utility plan shall be submitted for review and approval;

Fire Department Recommendations:

3. 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 existing and proposed water lines, shall be submitted for review and approval;

Pennington County Engineer Recommendations:

4. Upon submittal of the Preliminary Plat, the plat shall be revised to reflect non-access easements along the Pacific Drive frontage with exception to one approved approach location for both lots;

Urban Planning Division Recommendations:

5. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
6. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,

GENERAL COMMENTS: This Layout Plat has been submitted to split an existing one acre lot into two lots. The subject property is located adjacent to Pacific Drive, approximately 420 feet south of the intersection of Twilight Drive and Pacific Drive. Currently, the property is vacant. The property is located within the Rapid City three-mile platting jurisdiction.

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 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 City 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:

Utility Lines: The locations of all existing and proposed utilities such as water, sewer, gas, electrical power and cable must be provided for review in order to ensure that all such lines are located on their respective lots. Staff is recommending that upon Preliminary Plat submittal the petitioner include site plan identifying the location of all existing and proposed utilities including service lines.

Street width: Pacific Drive has a pavement width of approximately twenty feet which does not meet the minimum twenty-four foot wide requirement of the Street Design Criteria

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Manual. Staff has serious concerns with approving a plat on a dead-end street which does not meet the minimum width requirement of the Street Design Criteria Manual. Staff is recommending that upon Preliminary Plat submittal the petitioner provide road design plans showing the widening of Pacific Drive to city standards or request a Special Exception to the Street Design Criteria Manual allowing the narrower street to serve the proposed lots.

Subdivision Improvements: The Subdivision Regulations require that all residential streets be improved to City of Rapid City standards including the installation of curb and gutter, sidewalks and street light conduit. Pacific Drive currently does not have this infrastructure. The petitioner has submitted a Subdivision Regulations Variance request to waive the requirement to install the required improvements along the frontage of the proposed lots. Staff has expressed concern with supporting the Subdivision Regulations Variance request because of public safety concerns. As mentioned previously, Pacific Drive is a narrow street. Staff finds that the installation of curb and gutter and sidewalk along the narrow road will provide a safe location for pedestrian traffic. The installation of street light conduit will improve public safety in the area by providing night time lighting to aid emergency personnel in locating addresses and operating emergency vehicles along the narrow street.

Shared Access: The Pennington County Engineer has noted that the drainage facilities along Pacific Drive are minimal and that one shared approach location to both of the proposed lots would have less of an impact on the drainage ditch than two approaches. Staff is recommending that upon submittal of a Preliminary Plat that the plat be revised to reflect non-access easements along the Pacific Drive frontage with exception to one approved approach location for both lots.