

STAFF REPORT

December 19, 2002

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**No. 02PL124 - Layout Plat**

**ITEM 16**

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GENERAL INFORMATION:

PETITIONER	DLK Engineering for DTJ, LLC
REQUEST	<b>No. 02PL124 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 2 of Superpumper Addition, Section 7, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot A and Lot B of Lot 2 of Superpumper Addition, Section 7, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 22.94 acres
LOCATION	In the northwest corner of the intersection of Cambell Street and East Fairmont Boulevard
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District/Light Industrial District
East:	Park Forest District
West:	
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/22/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Upon Preliminary Plat submittal, geotechnical analysis for pavement design(s) shall be submitted for review and approval;
2. Upon Preliminary Plat submittal, a sediment and erosion control plan shall be submitted for review and approval;
3. Upon Preliminary Plat submittal, a drainage plan shall be submitted for review and approval. In addition, the plat shall be revised to show drainage easements as needed;
4. Prior to Preliminary Plat approval, a National Pollutant Discharge Elimination System Permit shall be obtained in order to allow storm water discharge from the construction site;

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5. Upon Preliminary Plat submittal, an electrical/private utility service plan shall be submitted for review and approval to insure that there are no conflicts with the drainage plan;
6. Upon Preliminary Plat submittal, 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;
7. Upon Preliminary Plat submittal, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval;
8. Upon Preliminary Plat submittal, 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 design plans showing utilities, storm drainage, curb and gutter, sidewalk and sewer and water lines shall be submitted for review and approval;
9. Upon Preliminary Plat submittal, the plat document shall be revised to provide a road connection to the south. In particular, the road shall align with Craig Street located south of Fairmont Boulevard and meet geometric requirements as specified by the Street Design Criteria Manual;
10. Upon Preliminary Plat submittal, a wetland mitigation plan shall be submitted for review and approval. In addition, a 404 Permit shall be obtained from the United States Corp of Engineers prior to work and/or disturbance of any wetland(s) located on the property;
11. Upon Preliminary Plat submittal, a non-access easement shall be shown along the first 175 feet of East Oakland Street as it extends west from Cambell Street;
12. Prior to Final Plat approval by the City Council, the adjacent property owner shall sign the plat document for that portion of East Oakland Street to be located on the property or the right-of-way shall be dedicated as an H Lot;

Fire Department Recommendation:

13. Upon Preliminary Plat submittal, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval;

South Dakota Department of Transportation Recommendation:

14. Prior to Preliminary Plat approval by the City Council, an approach permit shall be obtained for the proposed approach location along Cambell Street;

Urban Planning Division Recommendations:

15. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and
16. Prior to Final Plat approval by the City Council, surety for any 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 subject property creating two lots and leaving a non-transferable balance. The property is located in the northwest corner of the Cambell Street/Fairmont Boulevard intersection and is currently void of any structural development.

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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 maybe 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 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:

**Erosion Control and Drainage Plan:** The Engineering Division has indicated that a sediment and erosion control plan must be submitted for review and approval. In particular, a National Pollutant Discharge Elimination System Permit must be obtained from the South Dakota Department of Environment and Natural Resources in order to allow storm water discharge from the construction site. In addition, a drainage plan must be submitted for review and approval. The drainage plan must demonstrate that drainage will not flow onto Cambell Street from the subject property. The Engineering Division has also indicated that an electrical/private utility service plan must be submitted for review and approval to insure that there are no conflicts with the drainage plan.

The Engineering Division has also indicated that a wetland mitigation plan must be submitted for review and approval. In addition, a 404 Permit must be obtained from the United States Corp of Engineers prior to work and/or disturbance of any wetland(s) located on the property.

**Fire Department:** The Fire Department has indicated that fire hydrants must be installed and operational prior to issuance of a building permit and/or any new construction on the site using combustible materials. Staff is recommending that upon Preliminary Plat submittal, a fire hydrant design plan including all fire hydrants and water lines be submitted for review and approval.

**Access:** East Oakland Street, extending west from Cambell Street, will serve as legal access to the subject property. In addition, East Oakland Street will be extended to the north lot line to connect with future right-of-way for East Oakland Street located within the Park Meadows Subdivision, a residential development located directly north of the subject property. East Oakland Street is classified as a collector road on the Major Street Plan. The Layout Plat shows East Oakland Street as an 80 foot wide right-of-way meeting the requirement for a collector road with on-street parking. Upon Preliminary Plat submittal, construction plans for East Oakland Street must be submitted for review and approval.

A portion of the right-of-way for East Oakland Street is shown to be located on an adjacent

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property located north of the subject property. As such, prior to Final Plat approval by the City Council, the adjacent property owner must sign the plat document for that portion of East Oakland Street to be located on the property or the right-of-way must be dedicated as an H Lot. The applicant also has the option of locating all of the right-of-way for East Oakland Street on the subject property. The South Dakota Department of Transportation has also indicated that an approach permit must be obtained for the proposed approach location for East Oakland Street along Cambell Street prior to Preliminary Plat approval.

The Engineering Division has also indicated that upon Preliminary Plat submittal, the plat document must be revised to provide a road connection to the south. In particular, the road must align with Craig Street located south of Fairmont Boulevard and meet geometric requirements as specified by the Street Design Criteria Manual.

Phasing Plan: The property is zoned Medium Density Residential District which allows for multi-family dwelling units. Upon Preliminary Plat submittal, a phasing plan must be submitted for review and approval. In particular, the applicant must demonstrate that no more than 40 dwelling units will be served by one point of access before a second access street is provided.

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