

STAFF REPORT

April 24, 2003

No. 03PL036 - Layout Plat

ITEM 40

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying and Consulting Engineers for John Skulborstad
REQUEST	No. 03PL036 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot 1 and Lot F-1 of the Fish Hatchery Subdivision less Lot 13 Revised of the Cleghorn Canyon No. 2 Subdivision, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1, 2 and 3, Vista Lake Subdivision, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 22.78 acres
LOCATION	Along Jackson Boulevard north of the Fish Hatchery
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Flood Hazard District
East:	Flood Hazard District
West:	Park Forest District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	03/26/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Upon submittal of a 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 or a Variance to the Subdivision Regulations shall be obtained.
2. Upon submittal of a Preliminary Plat, water plans prepared by a Registered Professional

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- Engineer showing the extension of water mains shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be submitted for review and approval.
3. Upon submittal of a Preliminary Plat, road construction plans shall be submitted for review and approval showing Jackson Boulevard as a principal arterial street. In particular, curb, gutter, sidewalk, street light conduit, sewer and water shall be constructed along Jackson Boulevard or a Variance to the Subdivision Regulations shall be obtained;
 4. Upon submittal of a Preliminary Plat, road construction plans shall be submitted for review and approval showing the private access and utility easement as a lane/place street. In particular, the private access easement shall be constructed with a minimum 49 foot wide right-of-way and a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations shall be obtained;
 5. Upon submittal of a Preliminary Plat, the plat document shall be revised to show a non-access easement along Jackson Boulevard except for the approved approach locations;
 6. Prior to Preliminary Plat approval by the City Council, the applicant shall enter into an agreement holding the City harmless for any damage and/or destruction that may result from a constructed walkway encroaching into a drainage channel or the encroachment shall be removed in accordance with the previously reviewed and approved drainage plan;

Fire Department Recommendations:

7. 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, shall be submitted for review and approval. In addition, adequate domestic water flow(s) shall be provided at each building site;

Register of Deed's Office Recommendation:

8. Prior to Final Plat approval by the City Council, a different subdivision name shall be submitted for review and approval. In addition, the plat document shall be revised to show the approved subdivision name;

Emergency Services Communication Recommendation:

9. Prior to Final Plat approval by the City Council, a street name for the private access and utility easement shall be submitted for review and approval. In addition, the plat document shall be revised to show the approved street name;

Urban Planning Division Recommendations:

10. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; 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 and the subdivision inspection fees shall be paid.

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GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide two properties into three lots to be known as Lots 1 thru 3 of Vista Lake Subdivision. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalks, street light conduit, sewer, water and paving along the proposed private access and utility easement and a portion of Jackson Boulevard in conjunction with the Layout Plat. (See companion item #03SV014.)

On June 17, 2002, the City Council approved Preliminary and Final Plat #01PL110 to subdivide the subject property into seven lots. In addition, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, sewer and water and to allow a sidewalk along one side of the interior street. On February 13, 2003, the Register of Deed's Office vacated the plat and, as such, the property reverted to its previous legal description of "Lot 1 and Lot F-1 of the Fish Hatchery Subdivision less Lot 13 Revised of the Cleghorn Canyon No. 2 Subdivision".

Currently, an unoccupied building is located on proposed Lot 1. At one time the building was the site of the Johnson Siding Volunteer Fire Department.

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:

Zoning: The property is currently zoned Park Forest District with a Planned Residential Development. The Park Forest District requires a minimum three acre lot size. The proposed lots will be sized 1.30 acres, 1.94 acres and 19.54 acres, respectively. Two of the lots do not meet the minimum lot size requirement of the Park Forest District; however, the overall density for the 22.78 acre property does not exceed the maximum density allowed in the Park Forest District. Prior to issuance of a building permit, a Major Amendment to the previously approved Planned Residential District must be submitted for review and approval to address the lot reconfiguration(s) as shown on this plat document. In addition, the applicant has requested that the Major Amendment to the Planned Residential Development serve as a form of surety for the street improvements. As such, the design for the private access and utility easement and Jackson Boulevard will be considered as a part of the Major Amendment to the Planned Residential Development.

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Drainage Plan: A drainage plan for the subject property was reviewed and approved as a part of the previous Preliminary and Final Plat approval. The Engineering Division has indicated that a walkway consisting of two culverts, covered with dirt, exists in a natural drainage channel located within the eastern portion of the property. As such, the Engineering Division has indicated that the applicant must enter into an agreement holding the City harmless for any damage and/or destruction that may result from the walkway or the encroachment must be removed in accordance with the previously reviewed and approved drainage plan.

Water and Sewer Plans: Currently, water and sewer lines are located along the south side of Jackson Boulevard. The applicant has indicated that the water and sewer lines will be extended under Jackson Boulevard to serve proposed Lot 1. In addition, the water and sewer lines will be extended west along the north side of Jackson Boulevard to the proposed private access and utility easement. In addition, the applicant has indicated that water and sewer service lines will be extended along the private access and utility easement to serve proposed Lots 2 and 3 in lieu of public water and sewer lines. The applicant is requesting a Variance to the Subdivision Regulations to waive the requirement to install water and sewer lines along the north side of Jackson Boulevard for the balance of the subject property as it extends west from the access and utility easement and to waive the requirement to install "public utility lines" within the access and utility easement. In consideration of the Subdivision Regulations Variance request, the applicant has indicated that the applicant will enter into an agreement assuming all maintenance of the water and sewer service lines within the access and utility easement. Staff is recommending that upon Preliminary Plat submittal, complete water and sewer plans in compliance with City design standards be submitted for review and approval or a Variance to the Subdivision Regulations be obtained.

Jackson Boulevard: Jackson Boulevard is identified as a principal arterial street on the Major Street Plan requiring that it be constructed with a minimum 100 foot wide right-of-way, and 12 foot wide paved lane(s), curb, gutter, street light conduit, water and sewer. Currently, curb, gutter sidewalk, water and sewer are located along the south side of Jackson Boulevard. As previously indicated, the applicant is requesting to waive the requirement to construct curb, gutter, street light conduit, water and sewer along the north side of Jackson Boulevard. Staff is recommending that upon Preliminary Plat submittal, road construction plans in compliance with City Design standards be submitted for review and approval and the improvements constructed prior to Final Plat approval or a Variance to the Subdivision Regulations be obtained.

Access and Utility Easement: The access and utility easement is classified as a lane/place street requiring a minimum 49 foot wide right-of-way with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, sewer and water. The applicant is requesting a Variance to the Subdivision Regulations to allow the easement to be constructed as a shared driveway with a fifty foot wide easement width and a twenty foot wide graveled surface. The applicant has also indicated that the slope of the road will not exceed 16% and

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that the first fifty feet of the access easement as it extends north from Jackson Boulevard will be paved. Staff is recommending that upon Preliminary Plat submittal, road construction plans in compliance with City Design standards be submitted for review and approval or a Variance to the Subdivision Regulations be obtained.

Fire Department: The Fire Department has indicated that 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 upon submittal of a Preliminary Plat. In addition, adequate domestic water and fire flow(s) must be provided at each building site. Staff is recommending that the Uniform Fire Code be continually met.

Plat Labeling: The Emergency Services Communication Center has indicated that a road name for the proposed private access and utility easement be submitted for review and approval. "Feather Ridge Court" had been reviewed and approved for the proposed interior street as a part of the previous Preliminary and Final Plat approval. The Emergency Services Communication Center has indicated that the same road name may be used on this plat document. The Register of Deed's Office has indicated that a different subdivision name must be submitted for review and approval. Staff is recommending that prior to Final Plat approval, the road name and subdivision title be submitted for review and approval as identified. In addition, the plat document must be revised to show the approved plat labeling.

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