

STAFF REPORT

January 8, 2004

No. 03PL125 - Layout Plat

ITEM 16

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers Inc. for Rapid City Congregation of Jehovah's Witnesses
REQUEST	No. 03PL125 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lots 1 thru 4, Block 7; and, Lots 5 and 6, Block 8; all located in Morningside Addition, Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 Revised of Block 7 of Morningside Addition, Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.04 acres
LOCATION	West of West Boulevard North along Oriole Drive and Thrush Drive
EXISTING ZONING	High Density Residential District
SURROUNDING ZONING	
North:	High Density Residential District
South:	Medium Density Residential District w/Planned Residential Development
East:	Medium Density Residential District / Public District
West:	Medium Density Residential District
PUBLIC UTILITIES	
DATE OF APPLICATION	12/12/2003
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, a drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as needed;
2. Upon submittal of the Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for

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- review and approval;
3. 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;
 4. Upon submittal of a Preliminary Plat, road construction plans for Thrush Drive shall be submitted for review and approval. In particular, Thrush Drive shall be constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 5. Upon submittal of a Preliminary Plat, road construction plans for West Boulevard North shall be submitted for review and approval. In particular, West Boulevard North shall be constructed with a 27 foot wide paved surface, curb, gutter sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 6. Upon submittal of a Preliminary Plat, road construction plans for Oriole Drive shall be submitted for review and approval. In particular, Oriole Drive shall be constructed with a 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 7. Prior to the vacation of the southern 135 feet of Oriole Drive, the applicant shall submit a site plan identifying the location of all existing utilities. In addition, the plat document shall be revised to show that portion of Oriole Drive proposed to be vacated as a utility easement. The applicant shall also enter into an agreement assuming responsibility for any replacement of surface improvement(s) for the same portion of Oriole Drive to be vacated. In addition, right-of-way shall be provided at the southern terminus of the street for the construction of a cul-de-sac bulb with a minimum 96 foot diameter right-of-way and a 76 foot diameter paved surface;
 8. Upon submittal of a Preliminary Plat, the plat document shall be revised to show a non-access easement along West Boulevard North;
 9. Prior to Preliminary Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval;

Fire Department Recommendations:

10. 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; and,

Urban Planning Division Recommendations:

11. Prior to Final Plat approval, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to combine six lots into one lot. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to improve Thrush Drive, Oriole Drive and West Boulevard North as they abut the subject property. (See companion item #03SV050.)

The applicant had previously submitted a Conditional Use Permit to allow a church to be

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located on the subject property. In addition, the applicant had previously submitted a Vacation of Right-of-Way request to vacate the southern 135 feet of Oriole Drive. These two items have been continued to the January 8, 2004 Planning Commission meeting. (See companion items #03UR019 and 03VR012.)

The property is located in the southwest corner of the West Boulevard North/Oriole Drive intersection and is currently void of any structural development.

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 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 request whichever is applicable.

STAFF REVIEW:

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

Drainage: The Engineering Division has indicated that a drainage plan must be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as needed. Staff is recommending that upon submittal of a Preliminary Plat, a drainage plan be submitted and the plat document be revised to provide drainage easements as identified.

Fire Department: The Fire Department has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access. Staff is recommending that construction plans be submitted for review and approval as identified upon Preliminary Plat submittal.

Thrush Drive: Thrush Drive is located along the south lot line of the subject property and is identified as a lane place street requiring a minimum 49 foot wide right-of-way and a 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, a 70 foot wide right-of-way has been dedicated for Thrush Drive but to date the street has not been constructed. As such, upon Preliminary Plat submittal, road construction plans for Thrush Drive improving the street as identified must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

West Boulevard North: West Boulevard North is located along the east lot line of the subject

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property and is identified as a sub-collector street requiring a minimum 52 foot wide right-of-way with a 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, West Boulevard North is located within the 750 foot wide I-90 ramp right-of-way and has been constructed with a 40 foot wide paved surface. Curb, gutter, sidewalk and street light conduit has not been constructed along West Boulevard North. As such, upon Preliminary Plat submittal, road construction plans for West Boulevard North improving the street as identified must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Oriole Drive: Oriole Drive is located along the north lot line of the subject property and extends south, subdividing the subject property. As previously indicated, the applicant has submitted a Vacation of Right-of-Way request to vacate that portion of Oriole Drive separating the property, or the southern 135 feet of the street. The Layout Plat also identifies the vacation of this same portion of Oriole Drive. The applicant has the option of either continuing the Vacation of Right-of-way request as a separate application or vacating the right-of-way through the platting process. The Engineering Division has indicated that prior to vacating Oriole Drive, the applicant must submit a site plan identifying the location of all existing utilities. In addition, the plat document must be revised to show that portion of Oriole Drive proposed to be vacated as a utility easement since City sewer and water are currently located within the Oriole Drive right-of-way. The applicant must also enter into an agreement assuming responsibility for any replacement of surface improvement(s) for the same portion of Oriole Drive to be vacated. If the southern 135 feet of Oriole Drive is vacated, then additional right-of-way must be provided at the southern terminus of the street for the construction of a cul-de-sac bulb with a minimum 96 foot diameter right-of-way and a 76 foot paved surface. Please note that a 60 foot wide right-of-way has been dedicated for Oriole Drive but that portion proposed to be vacated has not been constructed. The balance of Oriole Drive located along the north lot line is currently constructed with a 60 foot wide right-of-way and a 50 foot wide paved surface, curb, gutter, water and sewer. In addition, a sidewalk has been constructed along the north side of Oriole Drive. Oriole Drive is identified as a lane place street requiring a minimum 49 foot wide right-of-way and a 24 foot wide paved surface, curb, gutter sidewalk on both sides of the street, street light conduit, water and sewer. As such, upon submittal of the Preliminary Plat, road construction plans for all of Oriole Drive must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained and the southern 135 feet of Oriole Drive must be vacated as proposed.

Staff believes that the proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.