

STAFF REPORT
March 24, 2005

No. 05PL037 - Layout Plat

ITEM 13

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting for Dr. John Kharouf
REQUEST	No. 05PL037 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot 1, North 80 Subdivision, Government Lot 2, SW1/4 NW1/4, Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A and B of Lot 1, North 80 Subdivision, Government Lot 2, SW1/4 NW1/4, Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.647 Acres
LOCATION	At the northeast corner of the intersection of 5th Street and East Stumer Road
EXISTING ZONING	Office Commercial District
SURROUNDING ZONING	
North:	Office Commercial District
South:	General Commercial District
East:	Office Commercial District
West:	General Agriculture District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	2/25/2005
REVIEWED BY	Todd Tucker / Bob Dominicak

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat, the street name for the right-of-way abutting the subject property on the south shall be revised to read East Stumer Road;
2. Upon submittal of a Preliminary Plat application, road construction plans for the access easement as it extends from the shared access easement on the east property line of the proposed Lot A through the proposed parking lot and terminating 25 feet from the north property line of the proposed Lot B designed in accordance with the City standards shall be submitted for review and approval. In particular, the access easement shall be constructed with a minimum 24 foot wide paved surface with curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
3. Upon submittal of a Preliminary Plat, the right-of-way lines for the Section Line Highway shall be removed;

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4. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
5. Upon submittal of the Preliminary Plat application, 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 or a Variance to the Subdivision Regulations waiving the requirement to provide a central water system shall be obtained;
6. Upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer service shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
7. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water service shall be submitted for review;
8. Upon submittal of a Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas shall be submitted for review and approval;
9. Upon submittal of a Preliminary Plat application, a drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary; and,
10. Upon submittal of a Final Plat application, 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 subdivide a 1.647 acre parcel into two lots. The proposed lots are .946 acres and .701 acres in size. The property is located at the northeast corner of Fifth Street and East Stumer Road. Currently there is an orthodontics clinic under construction on the subject property.

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 as part of the Layout Plat approval 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 an exception whichever is applicable.

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

Zoning: Staff noted that the subject property is located within the South Robbinsdale Neighborhood Area Future Land Use Plan and is identified as appropriate for Office Commercial development with a Planned Commercial Development. The current zoning of the subject property is Office Commercial; however, no Planned Development has been requested for the subject property.

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Road Name: The Layout Plat identifies the right-of-way abutting the subject property on the south as Stumer Road. Staff noted that the street name is actually East Stumer Road. Upon submittal of a Preliminary Plat, the street name for the right-of-way abutting the subject property on the south must be revised to read East Stumer Road.

Private Access Easement: The Layout Plat identifies an access easement extending from the shared access easement on the east property line of the proposed Lot A through the proposed parking lot and terminating 25 feet from the north property line of the proposed Lot B. The access easement is classified as a lane place street requiring that it be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface with curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

As an alternative, staff noted that the applicant may wish to revise the lot configuration and provide a flag pole lot for the proposed lot to the north, providing access to the northern proposed along the east property line. This configuration could significantly reduce the applicant's improvement costs.

Section Line Highway: The layout plat shows 33 feet of a 66 foot wide section line right-of-way located on the west property line of the subject property. On August 2, 2004 the City Council approved a Vacation of Right-of-Way request to vacate that portion of the Section Line Highway along the west property line of the subject property. As such, staff recommends that upon submittal of a Preliminary Plat, the right-of-way lines for the Section Line Highway should be identified as previously vacated.

Fire Protection: The Fire Department staff 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) or a Variance to the Subdivision Regulations must be obtained waiving the requirement to install a central water system. 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.

Sewer: Sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer service must be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance.

Water: Water plans prepared by a Registered Professional Engineer showing the extension of water service must be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance.

Drainage: As part of the Preliminary Plat application, a drainage plan must be submitted for review and approval. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. The plat document must

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be revised to provide drainage easements as needed. Staff is recommending that upon submittal of a Preliminary Plat application, a drainage and grading plan, as well as an erosion and sediment control plan, be submitted for review and approval and the plat document be revised to provide drainage easements as identified.

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