

STAFF REPORT
March 9, 2006

No. 06PL023 - Layout Plat

ITEM 37

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Richard Huffman and James and Patricia Mirehouse
REQUEST	No. 06PL023 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot 5 of Lot 3, Block 4, Grandview Tract, and a portion of Lot 4, Block 2, Parkridge Village No. 2; and a portion of Lot 4, Block 2, Parkridge Village No. 2, all located in the SW1/4 NE1/4, NW1/4 NE1/4, SE1/4 NW1/4, Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 5R of Lot 3, Block 4, Grandview Tract, formerly Lot 5 of Lot 3, Block 4, Grandview Tract, and a portion of Lot 4, Block 2, Parkridge Village No. 2; Lot 4R, Block 2, Parkridge Village No. 2, formerly a portion of Lot 4, Block 2, Parkridge Village No. 2, all located in the SW1/4 NE1/4, NW1/4 NE1/4, SE1/4 NW1/4, Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.2 acres
LOCATION	3821 Park Drive and 3810 Ponderosa Court
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water Private wastewater and community water
DATE OF APPLICATION	2/10/2006
REVIEWED BY	Vicki L. Fisher / Emily Fisher

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat, construction plans showing the extension of a

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- sewer main from Park Drive to Ponderosa Court shall be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document shall be revised to show public utility easements as needed;
2. Upon submittal of a Preliminary Plat, the applicant shall demonstrate that adequate domestic and fire flows are being provided from the existing community well. In addition, the plat document shall be revised to show public utility easements as needed;
 3. Upon submittal of a Preliminary Plat, the plat document shall be revised to show the dedication of 20 additional feet of right-of-way along Park Drive or a Variance to the Subdivision Regulations shall be obtained;
 4. Upon submittal of a Preliminary Plat, a note be placed on the plat document stating that "a detailed grading and drainage plan for Lot 4R shall be submitted for review and approval prior to issuance of a building permit. In addition, the top of the driveway shall not exceed the existing elevation of the existing detention cell embankment";
 5. Upon submittal of a Preliminary Plat, the plat document shall be revised to show the major drainage easement following the 3434 elevation contour;
 6. Upon submittal of a Preliminary Plat, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 7. Upon submittal of a Preliminary Plat, the existing drainage structure with elevations shall be shown on the topographic information and submitted for review and approval;
 8. Upon submittal of a Preliminary Plat, the plat document shall be revised to provide a ten foot wide planting screen easement along Park Drive or a Variance to the Subdivision Regulations shall be obtained; and,
 9. Upon submittal of the Final Plat, 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 reconfigure two lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install sewer from Park Drive; to waive the requirement to dedicate additional right-of-way along Park Drive; and, to waive the requirement to install a ten foot wide planting screen easement along Park Drive.

On June 21, 2004, the City Council approved a Layout Plat to create three lots which included the subject property and one additional lot.

The subject property is located between Park Drive and Ponderosa Court. The southern lot, Lot 5R, abuts Ponderosa Court and the second lot, Lot 4R, abuts Park Drive. Currently, a single family residence is located on Lot 5R. Other than drainage improvements, the Lot 4R is void of any structural improvements.

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

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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 whichever is applicable.

STAFF REVIEW:

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

Planting Screen Easement: Chapter 16.12.190.E of the Rapid City Municipal Code states that a ten foot wide planting screen easement must be provided along all lot lines that abut an arterial street. Park Drive is classified as a minor arterial street on the City's Major Street Plan requiring that a planting screen easement be provided along the north lot line of Lot 4R. Staff is recommending that upon submittal of a Preliminary Plat, the plat document be revised as identified or a Variance to the Subdivision Regulations must be obtained.

Park Drive: As noted above, Park Drive is a minor arterial street requiring that the street be located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Park Drive is currently located in a 60 foot wide right-of-way but has been constructed with a 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Staff is recommending that prior to Preliminary Plat approval, the plat document be revised to dedicate 20 additional feet of right-of-way along Park Drive or a Variance to the Subdivision Regulations must be obtained.

Water and Sewer: The existing residence located on proposed Lot 5R is served by a community well located in a well lot within the bulb of the Ponderosa Court cul-de-sac. In addition, the existing residence is served by a private on-site septic tank and drainfield. Currently, water and sewer mains exist within the Park Drive right-of-way along the north lot line of the subject property. Chapter 16.16.050.B of the Rapid City Municipal Code states that "...any subdivision located within five hundred feet of the Rapid City sewer system or any central sewer system shall be required to hook up to that system". As such, staff is recommending that upon submittal of a Preliminary Plat, construction plans be submitted for review and approval identifying the extension of a sewer main to serve the existing residence as well as the proposed residential lot or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to show public utility easements as needed. Staff is also recommending that upon Preliminary Plat submittal, the applicant identify that adequate domestic and fire flows are being provided. In addition, the plat document must be revised to show public utility easements as needed.

Drainage: The main outfall for the Wonderland Drainage Basin is located on proposed Lot 4R. The driveway to the lot will be the embankment for future detention cell #302. As such, the top of the proposed driveway can not exceed the existing elevation of the site. Staff is recommending that upon submittal of a Preliminary Plat, a note be placed on the plat document stating that "a detailed grading and drainage plan for Lot 4R shall be submitted for review and approval prior to issuance of a building permit. In addition, the top of the driveway shall not exceed the existing elevation of the existing detention cell embankment".

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Staff has also noted that storm water pollution prevention measures must be taken during any construction. Staff is also recommending that upon submittal of a Preliminary Plat, the plat document must be revised to show the major drainage easement following the 3434 elevation contour.

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