

STAFF REPORT  
September 7, 2006

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**No. 06PL134 - Layout Plat**

**ITEM 12**

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GENERAL INFORMATION:

PETITIONER	Advanced Engineering & Surveying, Inc. for Shane Daniel
REQUEST	<b>No. 06PL134 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Plat of Lots B2 and B3 of Parcel B, MJK Subdivision, formerly a part of Parcel B, MJK Subdivision, located in the NW1/4 SE1/4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tracts 1 and 2 of Lot B3 of Parcel B, MJK Subdivision, formerly Plat of Lots B2 and B3 of Parcel B, MJK Subdivision, formerly a part of Parcel B, MJK Subdivision, located in the NW1/4 SE1/4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .74 acres
LOCATION	Southwest of the intersection of Derby Lane and East Minnesota Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Low Density Residential District
East:	Medium Density Residential District - Office Commercial District (Planned Development Designation)
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	8/11/2006
REVIEWED BY	Travis Tegethoff / Todd Peckosh

RECOMMENDATION:

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

1. 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;
2. Upon submittal of a Preliminary Plat application, a drainage plan in compliance with the Drainage Criteria Manual shall be submitted for review and approval. In addition, the

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drainage plan shall demonstrate that the design flows do not exceed pre-developed flows or on-site detention shall be provided. If on-site detention is required, then design calculations and details for the detention shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary;

3. Upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, the sewer plans must demonstrate adequate capacity of the downstream wastewater system;
4. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In particular, the water system shall be constructed and designed to provide adequate fire and domestic flows. In addition, the plat document shall be revised to show utility easement(s) as needed;
5. Upon submittal of a Preliminary Plat application, road construction plans for Minnesota Street shall be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In particular, the road construction plans shall show the street located in a minimum 100 foot wide right-of-way and constructed to a collector street standard;
6. Upon submittal of a Preliminary Plat application, road construction plans for the access easement shall be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In particular, the road construction plans shall show the street constructed to a lane place street standard;
7. Upon submittal of a Preliminary Plat, all redline comments shall be addressed and resubmitted for review and approval;
8. Prior to Preliminary Plat approval by Planning Commission, written approval of all the affected public utility companies shall be submitted to the Growth Management staff;
9. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
9. 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 create three lots ranging from 0.32 acres to .74 acres in size. A Subdivision Variance (06SV051) requesting to waive the requirement to install water, sewer, street light conduit, and provide sidewalk on only one side of the street for the access easement has been submitted in conjunction with this plat request.

The property is located south of Minnesota Street and west of Derby Lane. Currently, an apartment complex and parking lot is located on a portion of 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

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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 a special exception whichever is applicable.

**STAFF REVIEW:**

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

**Site Plan:** Staff noted that a structural site plan identifying the location of the existing structures and existing utilities was submitted for review and approval.

**Utility Company Approval:** Staff noted that a vacation of a minor drainage and utility easement is required on the proposed plat. The vacation of a utility easement requires permission of all affected utility companies. Staff has not received any responses from the affected public utility companies. Staff recommends that prior to Preliminary Plat approval by Planning Commission, written approval of all the affected public utility companies shall be submitted to the Growth Management staff.

**Drainage:** As part of the Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. In addition, a drainage plan must be submitted for review and approval. In particular, the drainage plan must be designed in compliance with the Drainage Criteria Manual. The drainage plan must also demonstrate that the design flows do not exceed pre-developed flows or on-site detention must be provided. If on-site detention is required, then design calculations and details for the detention must be submitted for review and approval. 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, must be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as necessary.

**Sewer:** Staff is recommending that upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines be submitted for review and approval or a Variance to the Subdivision Regulations must 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 mains 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.

**Minnesota Street:** Minnesota Street is located along the north lot line of the subject property and is classified as a minor arterial street on the City's Major Street Plan requiring that the

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street be located in a minimum 100 foot wide right-of-way. The developer is responsible for constructing an arterial street to a collector street standard. Any expansion of the road beyond a collector street standard is considered over sizing and is not the developer's responsibility. As such, staff is recommending that upon submittal of a Preliminary Plat application, road construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Derby Lane: Derby Lane is located along the east lot line of the subject property and is classified as a sub-collector street requiring that the street be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, street light conduit, sidewalk, water and sewer. Currently, Centre Street is shown with a 52 foot wide right-of-way and 27 foot wide paved surface, curb, gutter, street light conduit, sidewalk, water and sewer meeting the minimum requirements of the Street Design Criteria Manual.

Access Easement: Staff noted that the applicant is showing access to proposed Lot B2 and Tract 2 of Lot B3 through a 45 foot wide access easement. Staff noted that the access easement must be constructed as a lane place street with paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. A Subdivision Variance to waive the requirements to install water, sewer, street light conduit, and to provide sidewalk on only one side of the street (06SV051) has been submitted in conjunction with this plat request. As such, staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the access easement be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Redline Comments: Staff is recommending that upon submittal of a Preliminary Plat, all redline comments shall be addressed and resubmitted for review and approval.

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