

STAFF REPORT
July 26, 2007

No. 07PL083 - Preliminary Plat

ITEM 53

GENERAL INFORMATION:

PETITIONER	Mike Hanson for Tyz Thurston
REQUEST	No. 07PL083 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 13 of Flannery Subdivision No. 2, Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 13A and 13B of Flannery Subdivision No. 2, Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .5561 acres
LOCATION	3825 Corral Drive
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	Existing private well and septic system for existing lot Proposed City water and sewer for proposed lot
DATE OF APPLICATION	6/7/2007
REVIEWED BY	Travis Tegethoff / Todd Peckosh

RECOMMENDATION:

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

1. Prior to City Council approval of the Preliminary Plat application, a drainage plan must be submitted for review and approval. In particular, the drainage plan must show calculations for the flows of the existing drainage channel. In addition, the plat document must be revised to provide drainage easements as necessary;
2. Prior to City Council approval of the Preliminary Plat application, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines to the existing and proposed lots shall be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must also be revised to provide utility easements as needed;
3. Prior to City Council approval of the Preliminary Plat application, a Wildland Fire Mitigation plan be submitted for review and approval;

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4. Prior to City Council approval of the Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
5. 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; and,
6. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval.

GENERAL COMMENTS:

This staff report has been revised as of July 18, 2007. All revised and/or added text is shown in bold print. This item was continued at the July 5, 2007 Planning Commission meeting to be heard in conjunction with the Variance to the Subdivision Regulations. The applicant has submitted a Preliminary Plat to create one 2.8 acre lot and one 0.6 acre lot respectively. In addition, the applicant has submitted a Variance to the Subdivision Regulations (See associated item 07SV034).

The property is located east of Ireland Place and south of Corral Drive. Currently, a single-family residence is located on the property.

On April 16, 2007 City Council approved a Layout Plat (07PL042) for the property 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 City of Rapid City Drainage Criteria Manual shall be submitted for review and approval. In addition, the 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 must be obtained. In addition, the plat document shall be revised to show utility easement(s) as needed;
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. If a shared well and/or a community water facility is proposed then it shall be designed as a public water system 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 that portion of Ireland Place along the west side of the subject property shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 45 foot right-of-way and constructed with a minimum 20

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- 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 application, a Wildland Fire Mitigation plan be submitted for review and approval;
 7. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
 8. 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.

STAFF REVIEW:

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

Drainage: Staff noted that an existing drainage channel is located on the property. A drainage plan must be submitted for review and approval. In particular, the drainage plan must show calculations for the flows of the existing drainage channel. Staff is recommending that prior to City Council approval of the Preliminary Plat application, a drainage plan must be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as necessary.

Sewer: The applicant indicated that the existing residence is connected to a private septic system and that the residence on the proposed lot will be connected the Rapid City sewer system. Staff noted as per Chapter 16.16.050(B) of the Rapid City Municipal Code that any subdivision located within 500 feet of the Rapid City sewer system shall be required to hook up to that system. The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to hook up the existing residence to the Rapid City sewer system. Staff noted that the City of Rapid City extended a sewer main (DEV #99-346) along Ireland Place that is adjacent to the property in September of 2000. Staff also noted that it appears the existing residence and the residence on the proposed lot will be required to install a pump to lift the wastewater to the existing sanitary sewer system. As such, staff is recommending that prior to City Council approval of the Preliminary Plat design plans be submitted for the sewer improvements or a Variance to the Subdivision Regulations shall be obtained. In addition, prior to city Council approval of the Preliminary Plat the plat document must also be revised to provide utility easements as needed.

Water: The applicant indicated that the existing residence is connected to a private well and that the residence on the proposed lot will be connected the Rapid City water system. Staff noted that the City of Rapid City extended a water main (DEV #99-346) along Ireland Place that is adjacent to the subject property.

Ireland Place: Ireland Place is located along the west side of the property. Ireland Place is classified as a Lane/Place street requiring that it be located in a minimum 45 foot wide right-of-way and constructed with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer if visitor parking is provided. Currently, Ireland Place is located in a 45 foot wide right-of-way and is constructed with a 20 foot wide paved surface, curb, gutter, street light conduit, water, sewer and sidewalk on the west side. On April 16, 2007 City Council approved a Variance to the Subdivision Regulations (#07SV015) waiving the requirement to install sidewalk along the east side of Ireland Place.

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Fire Protection: The Fire Department has indicated that fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. The International Fire Code will need to be continually met. The Fire Department staff has also indicated that a Wildland Fire Mitigation plan shall be established. Staff is recommending that a plan be submitted for review and approval prior to City Council approval of the Preliminary Plat application.

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