

STAFF REPORT
August 7, 2008

No. 08PL036 - Layout Plat

ITEM 8

GENERAL INFORMATION:

APPLICANT/AGENT	Joe Muth for Doeck, L.L.C.
PROPERTY OWNER	Doeck, LLC
REQUEST	No. 08PL036 - Layout Plat
EXISTING LEGAL DESCRIPTION	A portion of the unplatted balance, located in the NE1/4 NE1/4, less the east 33 feet, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 of Block 10 of Auburn Hills Subdivision, located in the NE1/4 NE1/4, less the east 33 feet, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.0 acres
LOCATION	At the northern terminus of Bunker Drive
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential II District
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	3/26/2008
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

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

- 1. Upon submittal of a Preliminary Plat application, a drainage and grading plan, must be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as necessary;**
- 2. Upon submittal of the Preliminary Plat, a sewer plan prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains, manholes and service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained;**

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3. Upon submittal of the Preliminary Plat, water system plans prepared by a Registered Professional engineer verifying the source and demonstrating that sufficient quantities for domestic and fire flows shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
4. Upon submittal of the Preliminary Plat, construction plans for the water main along the east lot line shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
5. Upon submittal of the Preliminary Plat, construction plans for a cul-de-sac at the terminus of Bunker Drive shall be submitted for review and approval providing frontage on a public street of not less than 25 feet, or provide a revised plat document incorporating this property with the currently platted lot to the south, or a Variance from the Rapid City Zoning Board of Adjustment must be obtained;
6. Prior to Preliminary Plat approval by City Council, the property shall be rezoned or the lot shall be reconfigured to meet the minimum lot size requirements of the General Agricultural District or a Lot Size Variance from the Rapid City Zoning Board of Adjustment must be obtained;
7. Prior to Preliminary Plat approval by City Council, a cost estimate for the subdivision improvements shall be submitted for review and approval;
8. Prior to Preliminary Plat approval by City Council, an Erosion and Sediment Control Permit in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval;
9. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and subdivision inspection fees be paid as required; and,
10. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

GENERAL COMMENTS: (Update: July 28 2008. All revised and/or added text is shown in bold.) This item was continued to the August 7, 2008 Planning Commission meeting to allow the applicant to submit the required information. On July 21, 2008 the applicant submitted additional information for review and approval. Staff recommends that the Layout Plat be approved with the above stated stipulations.

The applicant has submitted a Layout Plat to create one lot approximately 2.0 acres in size and leave the remaining portion of the property as an unplatted balance. The property is located at the northern terminus of Bunker Drive. The property is currently zoned No Use District and void of 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 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,

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whichever is applicable.

STAFF REVIEW:

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

Access: Staff noted that the applicant has not demonstrated access to the property or to the adjacent properties. In addition, the Draft Deadwood Avenue Neighborhood Area Future Land Use Plan shows a proposed collector street extending from Bunker Drive through the property. A collector street is required to be located in a minimum 68 foot wide right-of-way and constructed with a minimum 32 foot wide paved surface with parking on one side of the street, curb, gutter, sidewalk, street light conduit, sewer and water. As such, staff recommends that this item be continued to the May 8, 2008 Planning Commission meeting to allow the applicant to demonstrate access to the proposed lot and surrounding area.

On July 21, 2008 the applicant submitted a revised plat document demonstrating that the proposed lot is adjacent to the northern terminus of Bunker Drive right-of-way for 18.75 feet. However, Section 17.50.250 of the Rapid City Municipal Code states that no dwelling shall be erected on a lot which does not abut on at least one street for at least 25 feet and Section 17.34.040 of the Rapid City Municipal Code states that the lot shall abut on a street for a distance of not less than 25 feet. As such, staff recommends that upon submittal of a Preliminary Plat application construction plans for a cul-de-sac at the terminus of Bunker Drive be submitted for review and approval providing frontage on a public street of not less than 25 feet, or provide a revised plat document incorporating this property with the currently platted lot to the south, or a Variance from the Rapid City Zoning Board of Adjustment must be obtained.

Zoning: Staff noted that City Council approved an Annexation (#07AN004) for the property on September 4, 2007. The property is currently zoned No Use District and will have to be rezoned prior to issuance of a building permit.

On June 16, 2008, City Council approved a Rezoning request (#08RZ018) from No Use District to General Agriculture District as a holding zone for the property. Staff noted that Section 17.34.040 of the Rapid City Municipal states that for each dwelling and buildings accessory thereto, there shall be a lot area of not less than 20 acres. The lot size of the proposed lot is 2.33 acres. As such, staff recommends that prior to City Council approval of a Preliminary Plat the property must be rezoned or the lot must be reconfigured to meet the minimum lot size requirements of the General Agricultural District or a Lot Size Variance from the Rapid City Zoning Board of Adjustment must be obtained.

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

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plan must be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as necessary.

Water: Staff noted that no information on the water system was submitted with the Layout Plat. As such, upon submittal of the Preliminary Plat, water system plans prepared by a Registered Professional engineer verifying the source and demonstrating that sufficient quantities for domestic and fire flows must be submitted for review and approval.

On July 21, 2008 the applicant submitted a revised plat document demonstrating a 30 foot wide water main easement along the east property line. However, no construction plans were submitted with the Layout Plat. As such, upon submittal of the Preliminary Plat, construction plans for the water main along the east lot line must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Wastewater Disposal Systems: Staff noted that no information on the sanitary sewer information was submitted with the Layout Plat. As such, upon submittal of the Preliminary Plat, a sewer plan prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains, manholes and service lines must be submitted for review and approval.

Stormwater Management Plan: The City Council has recently adopted a Stormwater Quality Manual which provides a set of criteria and technical guidance for erosion and sediment control at construction sites. Because site conditions will affect the suitability and effectiveness of erosion control measures, a plan specific to each site is required. Staff is recommending that prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual be submitted for review and approval.

Inspection Fees and Surety: Chapter 16.20.080 of the Rapid City Municipal Code states that before any Final Plat is approved, an additional fee shall be paid to the City to cover the costs of inspection of the subdivision improvements required by the Ordinance. In addition, surety for any required subdivision improvements that have not been completed must be posted. As such, staff is recommending that upon submittal of a Final Plat application, surety be posted and subdivision inspection fees be paid as required.

Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements. In addition, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. As such, staff is recommending that prior to the City's acceptance of the public improvements, a warranty surety be submitted for review and approval as required.