

STAFF REPORT
May 8, 2008

No. 08PL055 - Preliminary Plat

ITEM 34

GENERAL INFORMATION:

APPLICANT	David M. Grundstrom
AGENT	Ron Bengs for Advanced Engineering
PROPERTY OWNER	David M. Grundstrom
REQUEST	No. 08PL055 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot B3 of Parcel B of the MJK Subdivision located in the NW1/4 of the SE1/4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 of Lot B3 and Lot 2 of B3 of Parcel B of MJK Subdivision, formerly Lot B3 of Parcel B of the MJK Subdivision located in the NW1/4 of the SE1/4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.74 acres
LOCATION	4045 Derby Lane
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Low Density Residential II District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City Water and Sewer
DATE OF APPLICATION	4/11/2008
REVIEWED BY	Travis Tegethoff / Karley Halsted

RECOMMENDATION:

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

1. Prior to City Council approval, a drainage and grading plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary;
2. Prior to City Council approval, a miscellaneous document must be recorded at the Pennington County Register of Deeds office providing a 45 foot wide access easement to Lot B3;

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3. Prior to City Council approval, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval;
4. Upon submittal of a Final Plat application, surety shall be posted and subdivision inspection fees be paid as required; and,
5. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create two lots. The property is located south of Minnesota Street and west of Derby Lane. Currently, the property is void of structural development.

On September 17, 2006 City Council approved a Layout Plat (#06PL134) 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 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 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

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- improvements shall be submitted for review and approval; 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.

On September 18, 2006 City Council approved a Variance to the Subdivision Regulations (#06SV051) with one stipulation.

STAFF REVIEW:

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

Grading and Drainage: As part of the Preliminary Plat application, a grading 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 prior to City Council approval of this 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.

Derby Lane: Derby Lane is located along the east lot line of the 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, Derby Lane 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 Lot B3 through a 45 foot wide access easement on the adjacent property. Staff also noted that Variances to the Subdivision Regulations (#06SV051) were previously approved by City Council for improvements to the access easement. However, the proposed plat document shows an existing 30 foot wide access easement. As such, staff is recommending that prior to City Council approval a miscellaneous document must be recorded at the Pennington County Register of Deeds office providing a 45 foot wide access easement to Lot B3.

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 Permit in compliance with the adopted Stormwater Quality Manual be submitted for review and approval if any subdivision improvements are required.

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,

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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.

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