

STAFF REPORT
November 20, 2008

No. 08PL145 - Preliminary Plat

ITEM 27

GENERAL INFORMATION:

APPLICANT	Ronald Shape
AGENT	Doug Sperlich for Sperlich Consulting, Inc.
PROPERTY OWNER	Ronald Shape
REQUEST	No. 08PL145 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of the SE1/4 of the NE1/4, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 13 of Block 6, Lots 2 thru 11 of Block 7, Lots 2 thru 11 of Block 8 of Homestead Subdivision, located in a portion of the SE1/4 of the NE1/4, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.895 acres
LOCATION	North and west of the intersection of Ziebach Street and Homestead Street
EXISTING ZONING	Low Density Residential (Planned Residential Development)
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Development Designation) - Office Commercial District (Planned Development Designation)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Public District - Low Density Residential District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	10/24/2008
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, an Exception shall be obtained to allow a lot twice as long as it is wide or the plat document must be revised to comply with

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- the length to width requirement;
2. Prior to Preliminary Plat approval by the City Council, information shall be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections shall be provided as needed for buried water system metal fixtures;
 3. Prior to Preliminary Plat approval by the Planning Commission, additional drainage information for Phase Two of the development shall be submitted for review and approval. In particular, the drainage information shall include sizing information for rip-rap, inlets and street flow calculations. In addition, the plat document shall be revised to provide drainage easements as needed;
 4. Prior to Preliminary Plat approval by the City Council, the applicant shall demonstrate ownership and maintenance of the "Major Drainage Easement" located on proposed Lot 13. In particular, if the applicant intends for the lot to be owned and maintained by the City, then the applicant shall obtain Planning Commission approval of a SDCL 11-6-19 Review and City Council approval of the acceptance of ownership and maintenance of the drainage lot or the Preliminary Plat shall be revised to replat the Major Drainage Easement into the adjacent lots;
 5. Prior to Preliminary Plat approval by the City Council, the applicant shall demonstrate that adequate fire and domestic water flows are being provided for the proposed development. In addition, the water and sewer plans shall be reviewed and approved by the Rapid Valley Sanitary District;
 6. Prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Permit in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval;
 7. Prior to Preliminary Plat approval by the City Council, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 8. Prior to submittal of a Final Plat application, the plat document shall be revised to read "Ziebach Street";
 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;
 10. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,
 11. The approved Preliminary Plat for which no grading, construction or other improvements have been initiated within two years of the date of approval of the plat shall be deemed as expired. However, the owner or applicant of the plat may, prior to the termination of the two year period, request a one year extension subject to approval by the City Council.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create 21 lots to be known as Phase Two of the Homestead Subdivision. In particular, the Preliminary Plat identifies 20 residential lots ranging in size from 0.155 acres to 0.239 acres and a 2.164 acre lot designated entirely as a "Major Drainage Easement".

On September 4, 2007, the City Council approved a Layout Plat (#07PL096) to subdivide approximately 40 acres into 132 residential lots, which included this property. On November 11, 2007, the City Council acknowledged the applicant's request to deny without prejudice

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an associated Variance to the Subdivision Regulations (#07SV039) to waive the requirement to dedicate a planting screen easement and to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along Reservoir Road as it abuts the west lot line of the 40 acre parcel.

On September 4, 2007, the City Council approved an Annexation Petition request (#07AN003) to annex the property into the City limits of Rapid City.

On May 19, 2008, the City Council approved a Preliminary Plat to subdivide a portion of the 40 acre parcel into 21 residential lots as Phase One of the Homestead Subdivision.

The property is located north and west of the intersection of Ziebach Street and Homestead Street. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed Preliminary Plat identifies that six of the lots will have a length twice the distance of the width. Staff recommends that prior to Preliminary Plat approval by the City Council, an Exception be obtained to allow a lot twice as long as it is wide or that the plat document must be revised to comply with the length to width requirement.

Geotechnical Report: The soils resistivity test results submitted for Phase One of the development indicate that corrosion potential is moderate to severe. As such, staff recommends that prior to Preliminary Plat approval by the City Council, information be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or that additional corrosion protections must be provided as needed for buried water system metal fixtures.

Drainage: The property is located within the County Heights Basin Design Plan area. Prior to Preliminary Plat approval by the Planning Commission, a drainage report for Phase Two of the development must be submitted for review and approval. In particular, the drainage information must include sizing information for rip-rap, inlets and street flow calculations which is needed due to the downstream impact of the proposed development. In addition, the plat document must be revised to provide drainage easements as needed.

The Preliminary Plat identifies all of proposed Lot 13 as a "Major Drainage Easement". Staff recommends that prior to Preliminary Plat approval by the City Council, the applicant demonstrate ownership and maintenance of the "Major Drainage Easement". If the applicant intends for the lot to be owned and maintained by the City, then the applicant must obtain Planning Commission approval of a SDCL 11-6-19 Review and City Council approval of the acceptance of ownership and maintenance of the drainage lot or the Preliminary Plat must be revised to replat the Major Drainage Easement into the adjacent lots.

Water and Sewer: The applicant is located within the Rapid Valley Sanitary District service

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area. The applicant has submitted water and sewer plans for review and approval. However, water calculations must be submitted demonstrating that adequate fire and domestic fire flows are being provided for the proposed development.

Staff recommends that the revised water and sewer plans be submitted for review and approval prior to Preliminary Plat approval by the City Council. In addition, the water and sewer plans must be reviewed and approved by the Rapid Valley Sanitary District.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the currently adopted Fire Codes. In addition, 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 currently adopted International Fire Code must be continually met.

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 recommends 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.

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 recommends 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 recommends 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.