

STAFF REPORT
September 23, 2010

No. 10PL063 - Preliminary Plat

ITEM 17

GENERAL INFORMATION:

APPLICANT	Bill Peterson and Don Jiracek
AGENT	Ron Davis for Davis Engineering, Inc.
PROPERTY OWNER	William D. Peterson
REQUEST	No. 10PL063 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Block 76 less the north 8.5 feet of Block 76 of Mahoney Addition located in the SW1/4 of the SE1/4 of Section 25, T2N, R7E BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A and B of Block 76 of Mahoney Addition located in the SW1/4 of the SE1/4 of Section 25, T2N, R7E BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .48 acres
LOCATION	At the southeast corner of the intersection of Wood Avenue and Doolittle Street
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 (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/24/2010
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, the plat document shall be revised to show the dedication of one additional foot of right-of-way along Doolittle Street or a Variance to the Subdivision Regulations shall be obtained. In addition, a Variance to the Zoning Ordinance shall be obtained from the Zoning Board of Adjustment to reduce the

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- front yard setback for the existing residence from 25 feet to 24 feet as a result of dedicating the additional foot of right-of-way;
2. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show a non-access easement along the first 50 foot of Wood Avenue and Doolittle Street starting at the northwest corner of proposed Lot A or an Exception to the Street Design Criteria Manual shall be obtained;
 3. 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 for proposed Lot A or the plat document shall be revised to comply with the length to width requirement;
 4. Prior to Preliminary Plat approval by the City Council, construction plans for Doolittle Street shall be submitted for review and approval showing three additional feet of pavement, for a minimum pavement width of 27 feet, or a Variance to the Subdivision Regulations shall be submitted for review and approval;
 5. Prior to Preliminary Plat approval by the City Council, construction plans for Wood Avenue shall be submitted for review and approval showing three additional feet of pavement, for a minimum pavement width of 27 feet, and a sidewalk along the east side of the street or a Variance to the Subdivision Regulations shall be submitted for review and approval;
 6. Prior to Preliminary Plat approval by the City Council, a grading plan shall be submitted for review and approval demonstrating that the lot drainage from proposed Lot B will not affect proposed Lot A,
 7. Prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval if subdivision improvements are required. In addition, an Erosion and Sediment Control Permit shall be obtained prior to any construction;
 8. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 9. Prior to submittal of a Final Plat application, the plat document shall be revised to show the 100 year Federally designated floodplain boundary effective as of the date of submittal of the Final Plat application;
 10. Prior to submittal of a Final Plat application, the existing garage located on the proposed common lot line between proposed Lot A and Lot B shall be removed;
 11. 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,
 12. 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 subdivide one lot into two lots. The lots are to be known as Lot A and Lot B of Block 76, Mahoney Addition and are sized 0.23 acres and 0.25 acres, respectively.

The property is located in the southeast corner of the intersection of Wood Avenue and Doolittle Street. Currently, a single family residence and a garage are located on the property.

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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 Lot A will have a length twice the distance of the width. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, an Exception must be obtained to allow a lot twice as long as it is wide or the plat document must be revised to comply with the length to width requirement.

Wood Avenue: Wood Avenue is located along the west lot line and is classified as a sub-collector street requiring that it be located within a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Wood Avenue is currently located within a 60 foot wide right-of-way and constructed with a 24 foot wide paved surface, curb, gutter, sidewalk along the west side of the street, street light conduit, water, sewer.

Prior to Preliminary Plat approval by the City Council, road construction plans for Wood Avenue must be submitted for review and approval showing the street constructed with a minimum 27 foot wide paved surface and a sidewalk along the east side of the street or a Variance to the Subdivision Regulations must be obtained.

Doolittle Street: Doolittle Street is located along the north lot line and is classified as a sub-collector street requiring that it be located within a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Doolittle Street is currently located within a 50 foot wide right-of-way and constructed with a 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water, sewer.

Prior to Preliminary Plat approval by the City Council, road construction plans for Doolittle Street must be submitted for review and approval showing the street constructed with a minimum 27 foot wide paved surface or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to dedicate one additional foot of right-of-way or a Variance to the Subdivision Regulations must be obtained.

Setbacks: The existing residence is currently located 25 feet from Doolittle Street right-of-way. Dedicating one additional foot of right-of-way along Doolittle Street as noted above, will result in a 24 foot front yard setback. The property is zoned Low Density Residential District which requires a minimum 25 foot front yard setback. As such, prior to Preliminary Plat approval by the City Council, a Variance from the Zoning Board of Adjustment must be obtained to reduce the front yard setback from 25 feet to 24 feet for the existing residence.

The Preliminary Plat identifies the proposed common lot line located between Lot A and Lot B running through the existing garage located on the property. As such, prior to submittal of a Final Plat application, the existing garage must be removed. The applicant has indicated that the garage will be relocated south of the residence currently located on proposed Lot B. The applicant should be aware that a Building Permit and a Floodplain Development Permit

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are needed prior to moving the garage as proposed.

Non-access Easement: The Street Design Criteria Manual requires that a minimum 50 foot access restriction be maintained along corner lots to insure that adequate separation is being provided between the approach location and the street intersection. As such, prior to Preliminary Plat approval by the City Council, the plat document must be revised to show a non-access easement along the first 50 feet of Wood Avenue and Doolittle Street starting at the northwest corner of proposed Lot A or an Exception to the Street Design Criteria Manual must be obtained.

Floodplain: A majority of the property is currently located within the 100 year Federally Designated Floodplain. On August 9, 2010, the applicant's consultant submitted a Letter of Map Amendment to the Federal Emergency Management Agency to reduce the boundary of the 100 year floodplain on the property. To date, the Letter of Map Amendment has not been approved by the Federal Emergency Management Agency. Prior to submittal of a Final Plat application, the plat document must be revised to show the 100 year Federally Designated Floodplain boundary effective as of the date of submittal of the Final Plat application.

The applicant should also be aware that a Floodplain Development Permit must be obtained prior to any disturbance of soil or construction within the area of the property located within the 100 year Federally Designated Floodplain.

Stormwater Management Plan: The City Council recently adopted a Stormwater Quality Manual which provides a set of criteria and technical guidance for erosion and sediment control at construction sites. As such, staff recommends 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 if subdivision improvements are required. In addition, an Erosion and Sediment Control Permit must be obtained prior to any construction.

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 as 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 particular, 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 any public improvements, a Warranty Surety be submitted for review and approval if subdivision improvements are required.

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