

STAFF REPORT
August 4, 2011

No. 08PL145 - Preliminary Plat

ITEM 2

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 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 2 thru 13 of Block 7 and Lots 2 thru 12 of Block 8 of Homestead Subdivision
PARCEL ACREAGE	Approximately 7.182 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, a geotechnical report shall be submitted for review and approval supporting the pavement section, proposed slope stability that addresses the need for cathodic protection;
2. Prior to Preliminary Plat approval by the City Council, a site plan showing building

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- envelopes and identifying the approximate finished floor elevation shall be submitted for review and approval to insure that the maximum grade of the proposed driveway(s) is in compliance with the Street Design Criteria Manual;
2. 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;
 4. 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;
 5. Prior to Preliminary Plat approval by the City Council, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 6. Prior to submittal of a Final Plat application, the applicant shall demonstrate ownership and maintenance of the "Major Drainage Easement" located on proposed Lot 13;
 7. 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;
 8. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,
 9. 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:

On November 20, 2008, the Planning Commission approved a Preliminary Plat to create 21 lots to be known as Phase Two of the Homestead Subdivision. The applicant has subsequently revised the plat document to include two additional lots at the northern end of Ziebach Street for a total of 23 lots. In particular, the Preliminary Plat identifies 22 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 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

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Street. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Driveway Design: Based on the slope of the proposed lots, it appears that driveway grades may exceed the maximum allowed by the Street Design Criteria Manual. As such, prior to Preliminary Plat approval by the City Council, a site plan showing building envelopes and identifying the approximate finished floor elevation must be submitted for review and approval to insure that the maximum grade of the proposed driveway(s) is in compliance with the Street Design Criteria Manual.

Geotechnical Report: To date, a geotechnical report addressing the pavement section, slope stability and the need for cathodic protection has not been submitted for review and approval. As such, prior to Preliminary Plat approval by the City Council, a geotechnical report must be submitted for review and approval supporting the pavement section, proposed slope stability and that addresses the need for cathodic protection.

Drainage: The property is located within the County Heights Basin Design Plan area. A drainage plan has been previously submitted by the applicant and approved by staff for this phase of the development.

The Preliminary Plat identifies all of proposed Lot 13 as a "Major Drainage Easement". Staff recommends that prior to submittal of a Final Plat application, the applicant demonstrate ownership and maintenance of the "Major Drainage Easement".

Water: The property is located within the Rapid Valley Sanitary District service 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 plans be submitted for review and approval prior to Preliminary Plat approval by the City Council. In addition, the water 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

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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.