

STAFF REPORT
October 27, 2011

No. 11PL054 - Layout Plat

ITEM 20

GENERAL INFORMATION:

APPLICANT	John Roberts Trust
AGENT	Britton Engineering and Land Surveying, Inc.
PROPERTY OWNER	John Roberts Trust
REQUEST	No. 11PL054 - Layout Plat
EXISTING LEGAL DESCRIPTION	Tract A of NW1/4 of the NE1/4 located in Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 and Lot 2 of John Roberts Subdivision
PARCEL ACREAGE	Approximately 3.67 acres
LOCATION	At the southwest corner of the intersection of East Saint Patrick Street and Cherry Avenue
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/27/2011
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

1. Upon submittal of the Preliminary Plat application, the applicant shall submit a complete parking plan and a landscape plan in compliance with the Rapid City Municipal Code. In particular, the parking plan shall show the location and dimensions of the parking spaces, access aisles, etc. In addition, the landscape plan shall show the location of existing and/or proposed landscaping and identify the plant species and point calculations. If necessary, the plat document shall be revised to ensure that the minimum required parking and landscaping is being provided on each lot or a Variance from the Zoning Board of Adjustment shall be obtained;

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2. Upon submittal of the Preliminary Plat application, the plat document shall be revised to show the dedication of 17 feet of additional right-of-way along East St. Patrick Street or a Variance to the Subdivision Regulations shall be obtained. In addition, the applicant shall remove any structural encroachments that occur as a result of dedicating the right-of-way and a Variance from the Zoning Board of Adjustment shall be obtained to reduce the minimum required 25 foot front yard setback for the existing structures;
3. Upon submittal of the Preliminary Plat application, road construction plans for Cherry Avenue shall be submitted for review and approval. In particular, the road construction plans shall show the installation of sidewalk and water or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show the dedication of 12 additional feet of right-of-way and the existing sign shall be removed or a Variance to the Subdivision Regulations shall be obtained;
4. Upon submittal of the Preliminary Plat application, road construction plans for East St. Francis Street shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed with a minimum 26 foot wide paved surface and a sidewalk along the north side of the street or a Variance to the Subdivision Regulations shall be obtained;
5. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, the water plans shall demonstrate that adequate fire and domestic flows are being provided. The water plans shall also show the water service layout for the existing buildings located on the property;
6. Upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered Professional Engineer shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, the sewer plans shall show the sewer service layout for the existing buildings located on the property;
7. Upon submittal of a Preliminary Plat application, 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. Upon submittal of a Preliminary Plat application, a grading plan and a drainage plan in compliance with the Drainage Criteria Manual shall be submitted for review and approval if subdivision improvements are required. In particular, the drainage plan shall include calculations demonstrating that discharge from any improvements will not exceed pre-development flow rates or detention facilities shall be provided. In addition, the plat document shall also be revised to provide drainage easements as necessary;
9. Upon submittal of a Preliminary Plat application, a cost estimate of the required subdivision improvements shall be submitted for review and approval if any subdivision improvements are required;
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;
11. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,
12. The approved Layout 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.

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GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide a property into two lots creating a 0.543 acre and a 3.127 acre lot, respectively. The lots are to be known as Lots 1 and 2 of John Roberts Subdivision.

The property is located at the southwest corner of the intersection of East Saint Patrick Street and Cherry Avenue. Currently, a commercial building is located on proposed Lot 1 and a commercial building, two sheds and a sign are located on proposed Lot 2.

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 whichever is applicable.

STAFF REVIEW:

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

Landscaping/Parking: A note on the site plan states the number of landscape points and parking spaces required for each lot. However, the site plan does not show the location of the parking and/or landscaping. As such, staff recommends that upon submittal of the Preliminary Plat application, the applicant submit a complete parking plan and a landscape plan in compliance with the Rapid City Municipal Code. In particular, the parking plan must show the location and dimensions of the parking spaces, access aisles, etc. In addition, the landscape plan must show the location of existing and/or proposed landscaping and identify the plant species and point calculations. If necessary, the plat document must be revised to ensure that the minimum required parking and landscaping is being provided on each lot or a Variance from the Zoning Board of Adjustment must be obtained.

East St. Patrick Street: East St. Patrick Street is located along the north lot line and is classified as a principal arterial street on the City's Major Street Plan requiring that the street be located within a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, East St. Patrick Street is located within a 72 foot wide right-of-way and constructed with a 50 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Upon submittal of the Preliminary Plat application, the plat document must be revised to show the dedication of 17 feet of additional right-of-way along East St. Patrick Street or a Variance to the Subdivision Regulations must be obtained. In addition, the applicant must remove any structural encroachments that occur as a result of dedicating the right-of-way and a Variance from the Zoning Board of Adjustment must be obtained to reduce the minimum required 25 foot front yard setback for the existing structures along East St. Patrick Street.

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Cherry Avenue: Cherry Avenue is located along the east lot line of the property and is classified as a commercial street requiring that it be located within a minimum 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Cherry Avenue is located within a 35 foot wide right-of-way and constructed with a 26 foot wide paved surface, curb, gutter, street light conduit and sewer. Upon submittal of the Preliminary Plat application, road construction plans for Cherry Avenue must be submitted for review and approval showing the installation of sidewalk and water or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to show the dedication of 12 additional feet of right-of-way and the existing sign located in the northeast corner of proposed Lot 2 must be removed or a Variance to the Subdivision Regulations must be obtained.

East St. Francis Street: East St. Francis Street is located along the south lot line of the property and is classified as a commercial street requiring that it be located within a minimum 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, East St. Francis Street is located within a 60 foot wide right-of-way and constructed with a 24 foot wide paved surface, curb, gutter, street light conduit, water, sewer and a sidewalk along the south side of the street. Upon submittal of the Preliminary Plat application, road construction plans for East St. Francis Street must be submitted for review and approval showing the street constructed with a minimum 26 foot wide paved surface and a sidewalk along the north side of the street or a Variance to the Subdivision Regulations must be obtained.

Water: To date, the applicant has not submitted water plans showing how the property is currently served. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the water plans must demonstrate that adequate fire and domestic flows are being provided. The water plans must also show the water service layout for the existing buildings located on the property.

Sewer: To date, the applicant has not submitted sewer plans showing how the property is currently served. Upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered Professional Engineer must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the sewer plans must show the sewer service layout for the existing buildings located on the property.

Drainage/Grading: As part of the Preliminary Plat application, a grading plan for all improved areas and a drainage plan must be submitted for review and approval if subdivision improvements are required. 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 recommends that upon submittal of the Preliminary Plat application, a drainage and grading plan be submitted for review and approval if subdivision improvements are required. In addition, the plat document must be revised to provide drainage easements as

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necessary.

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 required by the Ordinance. In addition, surety for any required subdivision improvements that have not been completed must be posted. Upon submittal of a Final Plat application, surety must 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. Prior to the City's acceptance of any public improvements, a Warranty Surety must be submitted for review and approval if subdivision improvements are required as a part of any future platting of the property.

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