

STAFF REPORT

September 6, 2001

No. 01PL091 - Layout Plat

ITEM 14

GENERAL INFORMATION:

PETITIONER	Cetec Engineering for Park Hill Development
REQUEST	No. 01PL091 - Layout Plat
LEGAL DESCRIPTION	Unplatted portion of S1/2 of NE1/4 and N1/2 of SE1/4, Park Hill East Subdivision, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 51.7 acres
LOCATION	Between Wilma Street, Oakland Street and Hoefer Avenue
EXISTING ZONING	Medium Density Residential District/Low Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District/Low Density Residential District
South:	Medium Density Residential District/Low Density Residential District
East:	General Commercial District/Light Industrial District
West:	Low Density Residential District
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Upon submittal of the Preliminary Plat, a revised drainage plan shall be submitted for review and approval;
2. Upon submittal of the Preliminary Plat, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval;
3. Upon submittal of the Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval;
4. Upon submittal of the Preliminary Plat, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. In particular, a complete street design plan shall be submitted showing the location of utilities, storm drainage, curb and gutter, and sidewalk improvements. In addition, a temporary turnaround shall be provided at the southern end of Oakland

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Street;

5. Prior to Final Plat approval by the City Council, major drainage easements shall be shown on the plat as required by the Engineering Division;

Fire Department Recommendations:

6. Upon submittal of the Preliminary Plat, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval;

South Dakota Department of Transportation Recommendation:

7. Prior to Final Plat approval by the City Council, an Approach Permit to allow for the expansion of use on Sydney Street shall be obtained. In addition, any improvements to the Sydney Street/Campbell Street intersection as determined by the South Dakota Department of Transportation shall be completed;

Emergency Services Communication Center Recommendation:

8. Upon submittal of the Preliminary Plat, a revised road name for "Smith Drive" shall be submitted for review and approval. In addition, road names for each of the proposed streets within the subdivision shall be submitted for review and approval;

Register of Deed's Office Recommendation:

9. Upon submittal of the Preliminary Plat, a revised subdivision name shall be submitted for review and approval;

Urban Planning Division Recommendations:

10. Upon submittal of the Preliminary Plat, a phasing plan shall be submitted for review and approval;
11. Upon submittal of the Preliminary Plat, Wilma Street right-of-way shall be vacated or road construction plans shall be submitted for the road and the plat shall be revised to maintain the minimum separation requirement(s) between intersections;
12. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
13. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS: The applicant is requesting approval of a Layout Plat to subdivide a 51.7 acre parcel into 117 residential lots. The property is located between Sydney Street, Oakland Street and Smith Avenue on the west side of Campbell Street and is currently void of any structural development.

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

Access: Sydney Street, extending west from Campbell Street, will serve as legal access to the subdivision. In addition, road connections to Smith Avenue and Oakland Street located west of the subdivision will be completed as a part of the proposed plat. As the property to

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the south of the subject property develops, Oakland Street will be extended to Campbell Street. The plat identifies Sydney Street extending with a "T" design into Oakland Street. When the future connection of Oakland Street to Campbell Street is complete, Oakland Street will serve as the primary access road into the subdivision from Campbell Street. As a part of this plat, a temporary turnaround must be provided at the southern end of Oakland Street located at the southern lot line of the subject property.

The South Dakota Department has indicated that the applicant must obtain an Approach Permit to allow for the expansion of use on Sydney Street. In addition, any improvements to the Sydney Street/Campbell Street intersection as determined by the South Dakota Department of Transportation must be completed. Staff is recommending that the Approach Permit be obtained prior to Final Plat approval.

Wilma Street: The applicant has recently submitted a Vacation of Right-of-Way request to vacate the Wilma Street right-of-way located along the east lot line of the subject property. However, all of the necessary signatures from the adjacent property owners are not on the petition. The applicant has indicated that he will be submitting a revised petition with the necessary signatures. Prior to Preliminary Plat approval, the right-of-way must be vacated as proposed or road construction plans must be submitted. In addition, if the right-of-way is not vacated, the plat must be revised to provide the minimum separation requirement between intersections for Wilma Street and a proposed road located west of Wilma Street.

Drainage: The subject property is located in the Meade-Hawthorne Drainage Basin. The Engineering Division has indicated that a preliminary drainage plan has been submitted for the southern portion of the property. The drainage plan must be revised to consider the drainage along the northern portion of the property as it flows into Smith Avenue. In addition, the drainage information must identify the proposed plan for all discharge locations as well as downstream analysis.

Water and Sewer System: Plans prepared by a Registered Professional Engineer must be submitted showing the extension of water mains and sewer lines. The Engineering Division has indicated that the lots located at the higher elevations are near the upper limit of the water service zone. The Engineering Division has also indicated that if the intent is to service the lots with gravity sewer service, some lots on Smith Avenue could be difficult depending on the location of the residence(s).

Phasing Plan: Staff is recommending that a phasing plan for the proposed development be submitted for review and approval. The phasing plan must demonstrate that one principal road does not serve more than 40 dwelling units before a second access road is provided. In addition, the phasing plan must identify the boundaries of the appropriate sewer zone(s) serving each phase.

Fire Department: The Fire Department has indicated that a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, must be submitted for review and approval.

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The Fire Department has also indicated that all Uniform Fire Code requirements must be met. In particular, Section 903.2 of the Uniform Fire Code states that “an approved water supply capable of supplying the required fire flow protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the Chief”. Prior to issuance of a building permit for on-site construction using combustible material(s), an approved water supply must be provided. Section 903.3 of the Uniform Fire Code states that the “water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems”. The applicant should be aware that prior to issuance of a building permit or on-site construction using combustible material(s), an approved water supply must be provided as required by the Uniform Fire Code.

Staff believes that this proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.