

STAFF REPORT

January 10, 2002

No. 01PL119 - Layout Plat

ITEM 19

GENERAL INFORMATION:

PETITIONER	Victor Mantei for Canyon Lake Church of God
REQUEST	No. 01PL119 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot 1 in SW1/4 SW1/4 less Lot H1 & H2, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1, 2 and 3, Hillsvie Estates, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.45 acres
LOCATION	1829 Hillsvie Drive
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/20/2001
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Upon Preliminary Plat submittal, topographic information identifying the location of existing utilities, shall be submitted for review and approval;
2. Upon Preliminary Plat submittal, a drainage plan shall be submitted for review and approval;
3. Upon Preliminary Plat submittal, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval;

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4. Prior to Final Plat approval by the City Council, the plat shall be revised to show a non-access easement along W. St. Patrick Street, except for the approved approach location. In addition, a non-access easement shall be shown along the south 128 feet of the west lot line as it abuts Red Dale Drive and along the south 115 feet of the east lot line as it abuts Hillsview Drive;

Register of Deed's Recommendation:

5. Prior to Final Plat approval by the City Council, a revised subdivision name shall be submitted for review and approval. In addition, the plat title shall be revised to show the approved subdivision name;

Urban Planning Division Recommendations:

6. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
7. 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 fee shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide an existing 2.45 acre parcel into three lots ranging in size from approximately .5 acres to 1.2 acres. Currently, a 4,900 square foot church, Canyon Lane Church of God, is located on proposed Lot 1. Proposed Lots 2 and 3 are currently void of any structural development.

The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb and gutter, street light conduit and sidewalk. (See companion item #01SV035.)

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 that is provided. All specific details of the subdivision may not be addressed at the Layout Plat 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 City Code or the Street Design Criteria Manual will require a formal variance request or a special exception, whichever is applicable.

STAFF REVIEW:

During the review of the Preliminary and Final Plat request, staff identified a number of concerns that must be addressed in order for the project to be approved.

Drainage: The Engineering Division has indicated that the applicant should anticipate the need to provide on-site detention for existing and proposed development as part of the storm water plan. As such, the Engineering Division has indicated that a drainage plan must be submitted for review and approval upon submittal of the Preliminary Plat.

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Topographic Information: As previously indicated, a church is currently located on the subject property. The Engineering Division has indicated that topographic information, identifying existing utilities, must be submitted for review and approval upon submittal of the Preliminary Plat.

Non-access Easements: Hillsview Drive and St. Patrick Street are classified as minor arterial roads on the Major Street Plan. In addition, Red Dale Drive is classified as a collector road. As such, the Engineering Division has indicated that non-access easements must be identified at the Hillsview Drive/St. Patrick Street intersection and the Red Dale Drive/St. Patrick Street intersection. Specifically, a non-access easement must be shown along the south 128 feet of the west lot line as it abuts Red Dale Drive and along the south 115 feet of the east lot line as it abuts Hillsview Drive. In addition, a non-access easement must be shown along W. St. Patrick Street, except for an approved approach location.

Subdivision Name: The Register of Deed's Office has indicated that the proposed name of the subdivision, "Hillsview Estates", is too close to an existing subdivision name. As such, the Register of Deed's Office has indicated that a revised subdivision name must be submitted for review and approval. In addition, the plat title must be revised accordingly prior to Final Plat approval.

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