

STAFF REPORT

March 21, 2002

No. 02PL016 - Layout Plat

ITEM 10

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Gordon Howie
REQUEST	No. 02PL016 - Layout Plat
EXISTING LEGAL DESCRIPTION	A portion of Tract T of Trailwood Village located in the E1/2 of the SW1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 18 of Block 17 of Trailwood Village located in the E1/2 of the SW1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.0 acres
LOCATION	Northeast of the intersection of Teak Drive and Covington Street
EXISTING ZONING	Planned Urban Development
SURROUNDING ZONING	
North:	Planned Urban Development
South:	Planned Urban Development
East:	Planned Urban Development
West:	Planned Urban Development
PUBLIC UTILITIES	Rapid Valley sewer and water
DATE OF APPLICATION	02/22/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval, complete engineering drawings for the proposed cul-de-sac shall be submitted for review and approval;
2. Prior to Preliminary Plat approval, the applicant shall submit a utility master plan showing existing and proposed utility mains and service lines;
3. Prior to Preliminary Plat approval, the plat shall be revised to include non-access easements on proposed Lots 1 and 15 along the frontage of Teak Drive and along the proposed cul-de-sac for a minimum distance of 50 feet from the intersection of Teak Drive

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- and the proposed cul-de-sac;
4. Prior to Preliminary Plat approval the applicant shall provide design plans that provide common-use visitor parking at the rate of one paved parking stall per dwelling located within 300 feet of the residence, obtain a Special Exception to the common-use visitor parking requirement, or revise the street plans and plat to reflect sufficient width to allow on-street parking;
 5. Upon submittal of the Preliminary Plat, water plans prepared by a Registered Professional Engineer shall be submitted showing the extension of water mains for review and approval;
 6. Upon submittal of the Preliminary Plat, grading plans and a complete drainage plan shall be submitted for review and approval;
 7. 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;
 8. 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;

Fire Department Recommendations:

9. 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;

Emergency Services Communication Recommendation:

10. Upon submittal of the Preliminary Plat, the proposed road name shall be submitted for review and approval;

Air Quality Division Recommendations:

11. An Air Quality Construction Permit shall be obtained if more than one acre of surface area is disturbed prior to the issuance of any building permits or grading permits;

Urban Planning Division Recommendations:

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 fee shall be paid.

GENERAL COMMENTS: The applicant has submitted this Layout Plat to create 18 additional residential lots in the Trailwood Village Planned Unit Development. The property is located at the intersection of Covington Street and Teak Drive. The Layout Plat proposes that five lots will take access from Teak Drive, one lot will be accessed from Covington Street and that the remaining twelve lots will be accessed from a proposed cul-de-sac.

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

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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 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 request and noted the following considerations:

Subdivision Improvements: Upon Preliminary Plat submittal, complete engineering plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code must be submitted for review and approval. These plans must include construction plans in compliance with City Standards and the Street Design Criteria Manual for all subdivision improvements. In addition, the Engineering Division has indicated that grading plans and a complete drainage plan must be submitted for review and approval. Major drainage easements must be shown on the plat as required by the Engineering Division. The Fire Department has also indicated that 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, must be submitted for review and approval.

Utility Master Plan: The Engineering Division has requested that the applicant provide a utility master plan identifying all existing and proposed utility mains and service lines within the proposed subdivision. The Engineering Division reviewed the design plans for the newly constructed Teak Drive and noted that the number and location of service line stubs indicated on the plans do not correspond with the number of lots the applicant is proposing with this Layout Plat. A significant number of utility cuts in Teak Drive required for the installation of service lines may trigger the requirement to overlay Teak Drive rather than patch each utility cut. The Engineering Division will determine the appropriate means of repairing the road based on the number of utility cuts identified in the utility master plan.

Drainage Plans: The Pennington County Drainage Engineer and the Rapid City Engineering Division have indicated that updated drainage and grading plans must be submitted for review and approval. The drainage plan that was submitted for this area in May, 2001 indicated a commercial use for the property. Though the runoff volume at peak will be smaller with residential use the Engineering Division anticipates that major drainage easements will be required along the east side of proposed Lots 10, 11, 12, 13, 17 and 18. The revised drainage plan should indicate the appropriate size and location for drainage easements.

Non-Access Easements: The Street Design Criteria Manual requires that access to a property be taken from a lesser order street when possible. Teak Drive is classified as a collector street while the proposed cul-de-sac will be considered a lane/place. Staff is recommending that the applicant revise the proposed plat to include non-access easements

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on proposed Lots 1 and 15 along the frontage of Teak Drive to ensure that access to those lots will be taken from the proposed cul-de-sac. In addition, non-access easements must be provided along the proposed cul-de-sac for a minimum distance of 50 feet from the intersection of Teak Drive and the proposed cul-de-sac.

Parking Requirements: The site plan submitted with this Layout Plat request identifies that the right of way width for the proposed cul-de-sac will be 45 feet, the appropriate width for a road designated as a lane/place without on-street parking. Section 7.2 of the Street Design Criteria Manual requires that in addition to the off-street parking requirements of Section 17.50.270 of the Rapid City Municipal Code single-family residential uses must also provide common-use visitor parking. Staff is recommending that prior to Preliminary Plat approval the applicant provide design plans that provide common-use visitor parking at the rate of one paved parking stall per dwelling located within 300 feet of the residence, obtain Special Exception to the common-use visitor parking requirement, or revise the street plans and plat to reflect sufficient width to allow on-street parking.