

STAFF REPORT

April 25, 2002

No. 02PL033 - Layout Plat

ITEM 16

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering Co. for Gordon Howie
REQUEST	No. 02PL033 - Layout Plat
EXISTING LEGAL DESCRIPTION	A portion of Tract T of Trailwood Village located in the NE1/4 of the SE1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 16 thru 24 of Block 14, Lots 7 thru 19 of Block 15, located in the NE1/4 of the SE1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.553 acres
LOCATION	On Shad Street
EXISTING ZONING	Planned Urban Development
SURROUNDING ZONING	
North:	Suburban Residential District
South:	Suburban Residential District
East:	Planned Urban Development
West:	Planned Urban Development
PUBLIC UTILITIES	Rapid Valley water and sewer
DATE OF APPLICATION	03/28/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Upon submittal of a Preliminary Plat, a grading plan and a complete drainage plan shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat, complete sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and services lines shall be submitted for review and approval;
3. Upon submittal of a Preliminary Plat, complete water line plans for the extension of water mains shall be submitted for review and approval;
4. Upon submittal of a 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 that complies with all

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requirements of the Street Design Criteria Manual or the applicant shall apply for Special Exceptions to the Street Design Criteria Manual;

Fire Department Recommendations:

5. 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;

Air Quality Division Recommendations:

6. 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:

7. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
8. 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 22 additional residential lots in the Trailwood Village Planned Unit Development. The property is located northwest of the intersection of Mercury Drive and East 53rd Street. The Layout Plat proposes that Shad Street will be extended to provide access for the proposed lots.

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 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 noted the following concerns:

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. The Engineering Division and Pennington County Drainage Engineer have noted that approval of this Layout Plat is for general lot layout only. The applicant should be aware that drainage easement size and locations are subject to change based on the complete storm water drainage design and plan. The storm water drainage design must be submitted for review and approval as a part of the Preliminary Plat submittal.

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Road Network: Currently, Mercury Drive intersects with East 53rd Street on the east side of the subdivision and is the only means of ingress/egress for this portion of the Trailwood Subdivision. Shad Street and James Court are dead-end streets that intersect with Mercury Drive. These three streets currently provide access to 32 lots. The Layout Plat submitted with this request shows that Shad Street will be extended approximately 840 feet with no new connection to a through street to provide access for the additional 22 lots proposed as a part of this request. The adopted Street Design Criteria Manual states that a street shall not provide exclusive access to more than forty dwelling units. A second street access shall be provided when more than forty dwelling units are exclusively accessed from a street. Staff is recommending that prior to the submittal of the Preliminary Plat for this property that the applicant provide complete engineering plans for the second access from the subdivision or request a Special Exception to the Street Design Criteria Manual to allow for more than 40 dwelling units with only one means of access from the subdivision. Any request for a Special Exception should include information documenting that a second access is not feasible.

Street Names: The Layout Plat submitted with this request shows that future platting will result in Shad Street looping around to the southeast and connecting with Mercury Drive. Staff has noted that a conflict in street names will result if Shad Street does eventually extend to Mercury Drive. Staff is recommends that the applicant review the master plan for this subdivision and take appropriate actions to rectify this potential street naming problem.