

STAFF REPORT

May 23, 2002

No. 01PL096 - Final Plat

ITEM 3

GENERAL INFORMATION:

PETITIONER	Gary Rasmusson
REQUEST	No. 01PL096 - Final Plat
LEGAL DESCRIPTION	Lots 31R through 35R, and Lots 40 through 42, of Block 11, and Lots 1R through 4R, and Lot 26 of Block 13, Robbinsdale Addition No. 8 (formerly Lots 31 through 35, and Lot 36 Rev. of Block 11, and Lots 1 through 4 of Block 13, of Robbinsdale Addition No. 8) Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 16.2 acres
LOCATION	At the intersection of Sitka Street and Hemlock Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Low Density Residential District
East:	Medium Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson/Marcia Elkins

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

Engineering Division Stipulations:

- 1) Prior to Preliminary Plat approval by the City Council, the applicant shall obtain approval from the Engineering Division of the revised plans addressing the redline comments;**
- 2) Prior to Preliminary Plat approval by the City Council, the applicant shall provide an itemized cost estimate for the construction of the required subdivision improvements; and,**
- 3) Prior to Final Plat approval by the City Council, all required improvements shall be constructed or the applicant shall provide a financial guarantee for all improvements that have not been installed in a form acceptable to the City Attorney.**

GENERAL COMMENTS: **(All updates to this report are shown in bold. No other changes have been made to the report.) This item has been continued on several occasions to**

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allow the applicant to meet with the Engineering staff to resolve several design issues, primarily related to site drainage. This Preliminary Plat was originally approved on September 15, 1986 at the same time a separate plat was approved for the adjacent Richland Estates Mobile Home Park property. At that time, Robbins and Stearns owned both parcels. The subdivision improvement plans for both developments were prepared by Davis-Atkins and Associates. The plans provided for the storm runoff from Sitka Street to flow through the continuation of Sitka Street on through the mobile home park.

Discussions have occurred with the applicant relative to the feasibility of routing the Sitka Street storm water runoff to the north of the mobile home park due to concerns with the capacity of the street gutters in the mobile home park. The alternative storm water routing would result in the flows discharging through the Pennington County Highway Yard/Juvenile Detention facility located north and east of the proposed platting area. Based on discussions with the applicant's engineer, City Engineering and the County Drainage Engineer, it was determined that the storm water conveyance facilities on the County property are currently at capacity and do not have the ability to convey additional flows.

Although the files do not include specific design calculations for the plans prepared in 1986 for the original plat action, it is indicated that the plans for both parcels were prepared in coordination by the same engineer. The plans for improvements of both parcels were reviewed for drainage concerns by the City Engineering Division staff in August, 1986. The Engineering Division is therefore in concurrence with the applicant's current proposal to discharge the drainage from the portion of Sitka Street to be constructed in conjunction with the current action through the mobile home park, as originally designed.

Revised information was submitted on January 4, 2002. The Engineering staff has reviewed those revisions and noted several significant concerns relative to storm drainage issues. The proposed storm drainage design will cause additional flows through the Pennington County Highway Department yard; however no measures to mitigate the additional flows have been taken. No information has been provided demonstrating that mitigation measures are not required. The design proposes to route storm runoff from the Sitka Street extension to existing storm sewer inlets on Hemlock Street. No information is provided to show that there is adequate capacity at these inlets, or that there is an over flow channel available in the event of inlet or pipe plugging.

The Engineering staff has noted that the preliminary plans as submitted do not include a pavement design.

The applicant is proposing to replat ten existing lots into thirteen lots. The property is located at the south end of Hemlock Street and the east end of Sitka Street. The existing ten lots were platted in 1986 by the Robbins and Stearns Lumber Company. The subdivision improvements were never completed for the abutting Hemlock Street and Sitka Street.

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The applicant is now requesting to add three additional lots to the area. In reviewing the previous approved engineering plans, the Engineering Staff has noted that the minimum standards have changed and the existing plans do not meet the current standards. Since the applicant is proposing to increase the density along the streets, Staff is recommending that revised engineering plans be submitted for review and approval. The Engineering Staff has identified concerns with drainage, pavement design, and erosion control. Staff is recommending that the Final Plat be continued to allow the applicant to submit revised