

STAFF REPORT

September 5, 2002

No. 02PL084 - Layout Plat

ITEM 14

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineering for Allen Nelson
REQUEST	No. 02PL084 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot 3 and Lot 25 of Forest Park Estates Subdivision and the North 200 feet of the South 940 feet of the West 450 feet of Tract A, all in Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 3R, 25R, and 27 of Forest Park Estates all in Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.2 acres
LOCATION	4231 Starlite Drive
EXISTING ZONING	Low Density Residential District w/Planned Residential Development and Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District w/Planned Residential Development and Low Density Residential District
South:	Low Density Residential District w/Planned Residential Development and Low Density Residential District
East:	Low Density Residential District w/Planned Residential Development
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water and on-site wastewater and water
DATE OF APPLICATION	08/09/2002
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 and a grading plan shall be submitted for review and approval;

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2. Upon Preliminary Plat submittal, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval. In particular, the water plans shall show the extension of City water to Lot(s) 25R and 27 or a Variance to the Subdivision Regulations shall be obtained;
3. Upon Preliminary Plat submittal, 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. In particular, the sewer plans shall show the extension of City sewer to Lot(s) 25R and 27 or a Variance to the Subdivision Regulations shall be obtained. In addition, Lot 27 shall connect to the City sewer line or a Variance to the Subdivision Regulations shall be obtained;
4. Upon Preliminary Plat submittal, a site plan shall be submitted showing the location of structures, utilities and drainfield(s). In addition, the plat shall be revised to show drainfield easements for the existing drainfields;
5. Upon Preliminary Plat submittal, a drainage plan shall be submitted for review and approval. In addition, the plat shall be revised to show drainage easements as needed;
6. 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. In particular, complete street design plans shall be submitted showing the location of utilities, storm drainage, curb, gutter and sidewalk improvements for Starlite Drive, Forest Park Circle;

Fire Department Recommendations:

7. Upon Preliminary Plat submittal, 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;

Urban Planning Division Recommendations:

8. Prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow a lot length greater than twice the lot width or the plat shall be revised to comply with the length to width requirement;
9. Prior to Preliminary Plat approval by the City Council, a Variance to the Zoning Ordinance shall be obtained to allow a lot to abut on a public street for a distance of less than twenty-five feet or the plat shall be revised to comply with the requirement;
10. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
11. 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 proposing to reconfigure three lots. The property is located in the Forest Park Estates Subdivision, south of Starlite Drive and west of Forest Park Circle. Currently, a single family residence is located on each of the lot(s).

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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:

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

Structural Site Plan: As previously indicated, a single family residence currently exists on each of the three lots. A structural site plan must be submitted for review and approval to determine if and/or how the proposed plat will impact the existing development located on the site. In addition, the Engineering Division has indicated that a site plan showing the location of structures, utilities and drainfield(s) must be submitted for review and approval. Staff is recommending that a site plan showing the above referenced information be submitted upon Preliminary Plat submittal.

Zoning: The subject property is currently zoned Low Density Residential District. However, the east 320 feet of proposed Lot 3R is a part of the Forest Park Estates Planned Residential Development. The applicant should be aware that development and/or redevelopment of the subject property will be limited to those permitted uses within the Low Density Residential District. In addition, that portion of the proposed Lot 3R located within the Planned Residential Development must continually comply with the development standards established as a part of the approved Planned Development. At some point, the applicant may want to expand the boundaries of the Planned Residential Development to include the western portion of Lot 3R in order to maintain consistent development standards for the entire lot.

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet; the lot length shall not be greater than twice the lot width". The proposed Layout Plat identifies that two lots will have a length twice the distance of the width. As such, staff is recommending that a Variance to the Subdivision Regulations be obtained prior to Preliminary Plat approval or that the plat be revised to comply with the length to width requirement.

In addition, the Zoning Ordinance states that "...lot(s) shall abut on a public street for a distance of not less than twenty-five feet". Proposed Lot 25R abuts a public street for a distance of 10.55 feet. As such, staff is recommending that a Variance to the Zoning Ordinance be obtained or that the plat be revised to comply with the requirement prior to Preliminary Plat approval.

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Grading Plan and Drainage Plan: The Engineering Division has indicated that a grading plan and a drainage plan must be submitted for review and approval. In addition, the plat must be revised to show drainage easements as necessary. Staff is recommending that a grading and drainage plan be submitted for review and approval and that the plat be revised to show drainage easements as needed upon Preliminary Plat submittal.

Water and Sewer: Currently, Lots 25R and Lot 27 are served by individual on-site water and wastewater systems. Lot 3R is currently being served by City water and sewer. Upon Preliminary Plat submittal, a water and sewer plan, prepared by a Registered Professional Engineer must be submitted for review and approval.

The Engineering Division has noted that Lot 27 is located approximately 400 feet from an existing City sewer line. The Subdivision Regulations state that "...any subdivision located within 500 feet of the Rapid City sewer system or any central sewer system shall be required to hook up to that system ". As such, Lot 27 must connect to City sewer or a Variance to the Subdivision Regulations must be obtained.

Access: Starlite Drive is located north of the subject property and serves as legal access to Lot 25R. A forty foot wide utility and access easement extends south from Starlite Drive and serves as access to Lot 27. Currently, Starlite Drive and the utility and access easement are twenty foot wide paved road(s). Forest Park Circle is located east of the property and serves as access to Lot 3R. Currently, Forest Park Circle is an approximate 24 foot wide paved road with curb and gutter. Upon Preliminary Plat submittal, complete street design plans must be submitted showing the location of utilities, storm drainage, curb, gutter and sidewalk improvements for Starlite Drive, Forest Park Circle and the utility and access easement or a Variance to the Subdivision Regulations must be obtained waiving the road improvement(s).

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