

STAFF REPORT

September 26, 2002

No. 02PL088 - Layout Plat

ITEM 15

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying and Consulting Engineers for Cody Champion
REQUEST	No. 02PL088 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot A of Blocks 3 and 4 of Rapid Valley Subdivision located in the NE1/4 NE1/4 of Section 8, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2 of Lot A of Blocks 3 and 4 of Rapid Valley Subdivision located in the NE1/4 NE1/4 of Section 8, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.03 acres
LOCATION	2507 E. St. Patrick Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Light Industrial District/General Commercial District
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	08/30/2002
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;
2. Upon Preliminary Plat submittal, a site drainage plan shall be submitted for review and approval;
3. Upon Preliminary Plat submittal, engineering plans for the extension of water and sewer lines along East St. Patrick Street shall be submitted for review and approval;

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4. Upon Preliminary Plat submittal, construction plans showing the extension of sidewalk(s) along Sedivy Lane and East St. Patrick Street shall be submitted for review and approval;
5. Upon Preliminary Plat submittal, the plat shall be revised to show the common access easement as a shared approach or road construction plans for the access easement shall be submitted for review and approval;

Fire Department Recommendations:

6. 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:

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 a Layout Plat to subdivide the above legally described property into two lots. The lots will be 1.47 acres and 1.56 acres in size, respectively, and will be known as Lots 1 and 2 of Lot A, Rapid Valley Subdivision. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install sidewalks along Sedivy Lane and East St. Patrick Street. (See companion item #02SV038.)

On January 1, 1998, the City Council approved a Layout Plat to subdivide the subject property as identified on this plat. The stipulations of approval required improving the adjacent streets, Sedivy Lane and East St. Patrick Street, to City street design standards. On April 26, 2000, the applicant submitted another Layout Plat again proposing to subdivide the property into two lots. During this review, the applicant indicated that the property would be platted in two phases in order to delay the street improvements along Sedivy Lane until such time as Phase Two was submitted for review and approval. The applicant subsequently withdrew the Layout Plat request.

The property is located in the southeast corner of the Sedivy Lane/East St. Patrick Street intersection. Currently, Champion Home Service and Supply is located on proposed Lot 1 and proposed Lot 2 is void of any structural development.

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

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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:

Topographic Information and Drainage Plan: The Engineering Division has indicated that topographic information, a grading plan and a drainage plan must be submitted for review. In particular, the drainage plan must demonstrate that site drainage will not adversely impact neighboring properties. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of the Preliminary Plat.

Street Improvements: As previously indicated, Sedivy Lane is located along the west lot line and East St. Patrick is located along the north lot line of the subject property. The First Church of the Open Bible, located on the west side of Sedivy Lane directly opposite the subject property, has recently obtained a grading permit to improve Sedivy Lane. The construction plans identify the dedication of 33 additional feet of right-of-way, for a total right-of-way width of 66 feet, at the northern most terminus of Sedivy Lane as it intersects with East St. Patrick Street. The additional right-of-way allows for Sedivy Lane, located south of East St. Patrick Street, to align with that portion of Sedivy Lane located north of East St. Patrick Street. In addition, the construction plans identify improving Sedivy Lane to a 26 foot wide paved surface, with curb, gutter, street light conduit and water. (Sewer currently exists along Sedivy Lane.) In addition, sidewalks are being proposed along the west side of Sedivy Lane as it abuts the church property. Staff is recommending that upon Preliminary Plat submittal, construction plans showing the extension of sidewalk(s) along the east side of Sedivy Lane be submitted for review and approval or a Variance to the Subdivision Regulations be obtained to waive the requirement.

Currently, sewer and water lines exist within the East St. Patrick Street right-of-way and serve proposed Lot 1. Upon Preliminary Plat submittal, construction plans must be submitted showing the extension of sewer and water lines to proposed Lot 2. In addition, the construction plans must show the extension of sidewalk(s) along East St. Patrick Street as it abuts the subject property or a Variance to the Subdivision Regulations must be obtained to waive the requirement.

The plat identifies a common access easement along East St. Patrick Street to serve as a shared approach to the two proposed lots. Upon Preliminary Plat submittal, the plat must be revised to show the common access easement as a shared approach or road construction plans for the access easement must be submitted for review and approval.

Fire Department: The Fire Department has indicated that fire hydrants must be installed and operational prior to issuance of a building permit and/or any construction on the site using combustible material(s). Staff is recommending that upon Preliminary Plat submittal, a fire

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hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, be submitted for review and approval.

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