

STAFF REPORT

September 26, 2002

No. 02PL089 - Layout Plat

ITEM 16

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering for Robert Martin, P.C.
REQUEST	No. 02PL089 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot 16 thru 20, Block 3 of Schamber Addition, Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A, B, C and D, Block 3 of Schamber Addition, Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.15 acres
LOCATION	At 1903 and 1915 Rushmore Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	Water: 6" Diameter In Both Streets Sewer: 8" Diameter In Both Streets
DATE OF APPLICATION	08/30/2002
REPORT BY	Tom Kurtenbach

RECOMMENDATION:

Staff recommends that the Layout Plat to reconfigure five existing lots into four proposed lots be continued to the October 10, 2002 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to reconfigure Lots 16 thru 20 into Lots A, B, C and D, all of Block 3 of Schamber Addition. The parcel size is approximately 1.15 acres, and will not change with the reconfiguration. The subject property is located south of West St. Patrick Street and west of Rushmore Street.

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Current physical addresses at the subject property are 1903 Rushmore Street (Lot 16) and 1915 Rushmore Street (Lots 17 through 20). Currently, a garage and storage shed(s) are located on existing Lot 16, a residence and accessory structure(s) are located on existing Lot 17, and a residence and storage shed are located on existing Lots 19 and 20.

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:

During the review of the Layout Plat request, staff identified the following concerns that must be addressed in order for the project to be approved.

Structural Site Plan: Existing development is currently located at the site. 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. Based on the aerial photograph, it appears that some of the structures may not meet the setback requirements from the proposed lot lines. Information demonstrating that there is a permitted principle use on each proposed lot will need to be provided. Staff is recommending that the Layout Plat be continued to allow the applicant to submit a site plan as identified.

Topographic Information: The Subdivision Regulations state that topographic information must be submitted upon Layout Plat submittal. To date, topographic information has not been submitted for review and approval. As such, the Engineering Division is recommending that the Layout Plat be continued to allow the applicant to submit topographic information as required, with topography shown at five foot contour intervals.

Drainage Plan: A drainage easement traverses proposed Lots B, C, and D with a general flow direction from west to east. The Engineering Division has indicated that a drainage plan must be submitted for review and approval. The drainage plan shall include hydraulic calculations as deemed necessary, to support drainage easement design as outlined in Redale Drainage Basin Design Plan. Staff is recommending that a drainage plan be submitted for review and approval and that the plat be revised to show drainage easements as needed upon Preliminary Plat submittal.

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Rushmore Street: Rushmore Street is located along the east lot lines of proposed Lots A, B, and C, and is classified as a lane/place on the Major Street Plan. Currently, this street is gravel construction which abuts both sides of the drainage easement at the site. The Street Design Criteria Manual requires a minimum 49 foot right-of-way for this street classification. Currently, Rushmore Street has an approximate 25 foot right-of-way width. Prior to Final Plat approval, the plat must be revised to provide an additional 12 feet of right-of-way along Rushmore Street or a Variance to the Subdivision Regulations must be obtained waiving the requirement. The remaining 12 feet of right of way shall eventually be dedicated from the property located east of Rushmore Street. Additionally, prior to Final Plat approval, the subdivision improvements to Rushmore Street as specified in Section 16.20.040 of the Rapid City Municipal Code must be completed or secured, or a Subdivision Regulations Variance must be obtained.

Staff is recommending that the Layout Plat be continued to the October 10, 2002 Planning Commission Meeting to allow the applicant to submit additional information as outlined above.