

STAFF REPORT

October 24, 2002

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**No. 02PL099 - Layout Plat**

**ITEM 16**

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GENERAL INFORMATION:

PETITIONER	Jim Heald for Oliver and Mary Freimark
REQUEST	<b>No. 02PL099 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 1 thru 3, Block 3, Aladdin Heights Subdivision, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1R and 3R, Block 3, Aladdin Heights Subdivision, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.40 acres
LOCATION	One half mile south of the water tower on US Highway 16
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District/General Agriculture District
South:	General Commercial District
East:	General Agriculture District
West:	
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	09/25/2002
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, a grading plan and geotechnical information shall be submitted for review and approval;
2. 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;
3. Upon Preliminary Plat submittal, a revised structural site plan shall be submitted for review and approval. In particular, the site plan shall show the mobile home and the pole sign currently located on proposed Lot 1R as well as the approaches, parking lot(s) and

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- interior circulation;
4. 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;
  5. 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;
  6. Upon Final Plat approval, the existing on-site water and/or wastewater systems shall be abandoned and City sewer and water shall be extended to serve the subject property;
  7. 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 design plans showing utilities, storm drainage, curb and gutter, sidewalk and sewer and water lines shall be submitted for review and approval;
  8. Upon Preliminary Plat submittal, road construction plans for Northview Drive providing a minimum 27 foot wide paved surface meeting the minimum standards of a sub-collector road with parking on two sides shall be submitted for review and approval;
  9. Upon Preliminary Plat submittal, road construction plans for Silver Nugget Drive providing a minimum 24 foot wide paved surface meeting the minimum standards of a lane/place road with parking on two sides shall be submitted for review and approval;
  10. Upon Preliminary Plat submittal, the plat document shall be revised to show a local road connection to the north. In particular, complete design plans providing a minimum 49 foot wide right-of-way with a 24 foot wide paved surface, storm drainage, curb and gutter, sidewalk and sewer and water lines shall be submitted for review and approval;

Fire Department Recommendation:

11. 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;

Code Enforcement Recommendation:

12. Prior to Final Plat submittal, the concrete rubble, building material(s) and debris located on proposed Lot 3R shall be removed. In addition, the pole sign currently located in the U.S. Highway 16 right-of-way shall be removed or a Right-of-way Permit allowing the sign in the right-of-way shall be obtained from the South Dakota Department of Transportation;

Urban Planning Division Recommendations:

13. Prior to Final Plat approval, the mobile home(s) shall be removed from the subject property;
14. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
15. 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.

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### GENERAL COMMENTS:

The applicant has submitted a Layout Plat to replat three lots into two lots. The applicant has submitted a site plan identifying that a motel with an outdoor pool is located on proposed Lot 1R and three mobile homes are located on proposed Lot 3R. The property is located directly east of U.S. Highway 16 and north of Northview Drive.

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 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 identified the following considerations:

Structural Site Plan: As previously indicated, the applicant has submitted a site plan identifying that a motel with an outdoor pool is located on proposed Lot 1R and three mobile homes are located on proposed Lot 3R. However, it appears that a fourth mobile home is located on the subject property, directly behind the motel located on proposed Lot 1R. Staff is recommending that upon Preliminary Plat submittal, a complete structural site plan be submitted for review and approval. The site plan must also show the pole sign currently located on proposed Lot 1R as well as all of the approaches to the two lots, the parking lot(s) and interior circulation.

The applicant has indicated that the mobile homes are being stored on the property. In addition, the applicant has indicated that the mobile homes will eventually be removed from the property. The storage of mobile homes is not a permitted use in the General Commercial District and, as such, must be removed from the property prior to Final Plat approval.

Code Enforcement: The Code Enforcement Division has indicated that the applicant has been notified on four occasions beginning June 6, 2002 that the concrete rubble, building materials and debris located on proposed Lot 3R must be removed. In addition, the applicant was informed that the pole sign located within the U.S. Highway 16 right-of-way must be removed or a Right-of-way Permit must be obtained from the South Dakota Department of Transportation. The Code Enforcement Division has indicated that some of the rubble, building materials and/or debris has been removed but a significant amount remains on the property. Staff is recommending that the remaining rubble, building materials and debris be removed from the property prior to Final Plat approval. In addition, the sign must be removed from U.S. Highway 16 right-of-way or a permit must be obtained

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from the South Dakota Department of Transportation as identified above.

Grading and Drainage Plan: The Engineering Division has indicated that a grading plan and a drainage plan must be submitted for review and approval. 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.

Utilities: The applicant has indicated that the property is currently served by on-site water and wastewater systems. City sewer and water is located approximately 150 feet south of the subject property. Property located within 500 feet of City sewer and water services must connect to the City services as required by the Subdivision Regulations. As such, staff is recommending that complete water and sewer plans be submitted for review and approval upon Preliminary Plat submittal. Upon Final Plat approval, the existing on-site water and wastewater systems must be abandoned and City sewer and water must be extended to serve the subject property.

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 new construction on the site using combustible materials. Staff is recommending that 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, be submitted for review and approval.

Access: Northview Drive is located along the south lot line of proposed Lot 1R. The Street Design Criteria Manual classifies the street as a sub-collector road. Currently, Northview Drive is constructed as a 52 foot wide right-of-way with an approximate 20 foot wide paved surface. Upon Preliminary Plat submittal, road construction plans for Northview Drive providing a 52 foot wide right-of-way with a minimum 27 foot wide paved surface must be submitted for review and approval.

Silver Nugget Drive is located along the south lot line of proposed Lot 3R. The Street Design Criteria Manual classifies the street as a lane/place road. Currently, Silver Nugget Drive is an unimproved roadway with a 50 foot wide right-of-way. Upon Preliminary Plat submittal, road construction plans for Silver Nugget Drive providing a minimum 49 foot wide right-of-way with a 24 foot wide paved surface must be submitted for review and approval.

The Engineering Division has also indicated that the plat document must be revised to provide a road connection to the north in order to maintain sufficient road networking between properties. The Engineering Division has indicated that the road must be constructed as a local road with a minimum 52 foot wide right-of-way and a 27 foot wide paved surface.

In addition to the standards identified for the three roadway(s), the road construction plans must also show utilities, storm drainage, curb and gutter, sidewalk and sewer and water lines as required by Section 16.02.040 of the Subdivision Regulations.

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