

STAFF REPORT
June 10, 2004

No. 04PL066 - Layout Plat

ITEM 4

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting Inc. for Richard Huffman
REQUEST	No. 04PL066 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lots 5 and 6 of Lot 3 of Block 4 of Grandview Tract, a portion of the SW1/4 of the NE1/4 and a portion of the NW1/4 of the NE1/4 of Section 16; a portion of the SW1/4 of the NE1/4 of Section 16; all located in the SW1/4 of the NE1/4 , the NW1/4 of the NE1/4, and the SE1/4 of the NW1/4, Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 5R and 6R of Lot 3 of Block 4 of Grandview Tract; and, Lot 4 of Block 2 of Parkridge Village No. 2; all located in the SW1/4 of the NE1/4 , the NW1/4 of the NE1/4, and the SE1/4 of the NW1/4, Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.958
LOCATION	Along Park Drive
EXISTING ZONING	Medium Density Residential District/Medium Density Residential District w/Planned Residential Development
SURROUNDING ZONING	
North:	Medium Density Residential District/Medium Density Residential District w/Planned Residential Development
South:	Medium Density Residential District/Medium Density Residential District w/Planned Residential Development
East:	Medium Density Residential District w/Planned Residential Development
West:	Medium Density Residential District
PUBLIC UTILITIES	Private wastewater and community water
DATE OF APPLICATION	05/14/2004
REVIEWED BY	Vicki L. Fisher / Curt Huus

RECOMMENDATION:

Staff recommends that the Layout Plat be approved with the following stipulations:

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1. Upon submittal of a Preliminary Plat, construction plans showing the extension of a sewer main from Park Drive to Ponderosa Court shall be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document shall be revised to show public utility easements as needed;
2. Upon submittal of a Preliminary Plat, the applicant shall demonstrate that adequate domestic and fire flows are being provided from the existing community well. In addition, the plat document shall be revised to show public utility easements as needed;
3. Upon submittal of a Preliminary Plat, the plat document shall be revised to show the dedication of 20 additional feet of right-of-way along Park Drive or a Variance to the Subdivision Regulations shall be obtained;
4. Upon submittal of a Preliminary Plat, a note be placed on the plat document stating that "a detailed grading and drainage plan for Lot 4 shall be submitted for review and approval prior to issuance of a building permit. In addition, the top of the driveway shall not exceed the existing elevation of the existing detention cell embankment".
5. Upon submittal of a Preliminary Plat, the plat document shall be revised to show the major drainage easement following the 3434 contour;
6. Upon submittal of a Preliminary Plat, a cost estimate of the subdivision improvements shall be submitted for review and approval;
7. Upon submittal of a Preliminary Plat, the existing drainage structure with elevations shall be shown on the topographic information and submitted for review and approval;
8. Upon submittal of a Preliminary Plat, the plat document shall be revised to provide a ten foot wide planting screen easement along Park Drive or a Variance to the Subdivision Regulations shall be obtained; and,
9. Upon submittal of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to enlarge two existing residential lots and to create a third residential lot from a drainage easement leaving an unplatted balance which will remain as a "Major Drainage Easement".

The subject property is located between Park Drive and Ponderosa Court. The two existing residential lots abut Ponderosa Court and the proposed third lot abuts Park Drive. Currently, a single family residence is located on each of the two existing residential lots. Other than drainage improvements, the third lot is void of any structural improvements.

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 provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approval 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 Rapid City Municipal Code or the Street

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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:

Planting Screen Easement: Chapter 16.12.190.E of the Rapid City Municipal Code states that a ten foot wide planting screen easement must be provided along all lot lines that abut an arterial street. Park Drive is classified as a minor arterial street on the City's Major Street Plan requiring that a planting screen easement be provided along the north lot line of Lot 4. Staff is recommending that upon submittal of a Preliminary Plat, the plat document be revised as identified or a Variance to the Subdivision Regulations must be obtained.

Park Drive: As noted above, Park Drive is a minor arterial street requiring that the street be located in a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Park Drive is currently located in a 60 foot wide right-of-way but has been constructed with a 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Staff is recommending that prior to Preliminary Plat approval, the plat document must be revised to dedicate 20 additional feet of right-of-way along Park Drive or a Variance to the Subdivision Regulations must be obtained.

Water and Sewer: The two existing residences are served by a community well located in a well lot within the bulb of the Ponderosa Court cul-de-sac. In addition, the two existing residences are served by private on-site septic tanks and drainfields. Currently, water and sewer mains exist within the Park Drive right-of-way along the north lot line of the subject property. Chapter 16.16.050.B of the Rapid City Municipal Code states that "...any subdivision located within five hundred feet of the Rapid City sewer system or any central sewer system shall be required to hook up to that system". As such, staff is recommending that upon submittal of a Preliminary Plat, construction plans be submitted for review and approval identifying the extension of a sewer main to serve the two existing residences as well as the proposed residential lot or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to show public utility easements as needed.

The City has completed several conceptual reports identifying the extension of water and sewer mains from Park Drive to Ponderosa Court. One of the conceptual plans identifies the extension of an eight inch water main through the subject property along the common lot line of the two existing residential lots. The Fire Department has also indicated that they would like the water main extended as identified in order to improve fire flows for the subject property as well as other properties along Ponderosa Court. Even though the City desires the water main connection as identified, the extension can not be required if adequate domestic and fire flows are being provided from the existing community well. As such, staff is recommending that upon Preliminary Plat submittal, the applicant must identify that adequate domestic and fire flows are being provided as identified. In addition, the plat document must be revised to show public utility easements as needed.

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Drainage: The main outfall for the Wonderland Drainage Basin is located on the proposed residential lot that abuts Park Drive. The driveway to the lot will be the embankment for future detention cell #302. As such, the top of the proposed driveway can not exceed the existing elevation of the site. Staff is recommending that upon submittal of a Preliminary Plat, a note be placed on the plat document stating that "a detailed grading and drainage plan for Lot 4 shall be submitted for review and approval prior to issuance of a building permit. In addition, the top of the driveway shall not exceed the existing elevation of the existing detention cell embankment".

Staff has also noted that storm water pollution preventions measures must be taken during any construction. Staff is also recommending that upon submittal of a Preliminary Plat, the plat document must be revised to show the major drainage easement following the 3434 contour.

Staff believes the proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.