

STAFF REPORT
September 9, 2004

No. 04PL112 - Layout Plat

ITEM 4

GENERAL INFORMATION:

PETITIONER	Centerline for Olsen Development Co., Inc.
REQUEST	No. 04PL112 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot 5, Overlook Subdivision, Section 2, T1N R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 5A and 5B of Lot 5, Overlook Subdivision, Section 2, T1N R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.12 acres
LOCATION	At the eastern terminus of Fulton Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	High Density Residential District (PRD)
South:	Park Forest District
East:	Park Forest District
West:	General Commercial District
PUBLIC UTILITIES	Private water and sewer
DATE OF APPLICATION	8/13/2004
REVIEWED BY	Renee Catron-Blair / David L. Johnson

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, a drawing showing existing conditions, including topographical information, structural improvements, existing utilities and approaches for the entire property shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, documentation identifying the right to use the private access easement located on Tract A of Parcel No. 1 of Valentine Addition shall be provided or evidence of alternative access to proposed Lot 5A shall be identified;
3. Prior to Preliminary Plat approval by the City Council, a geology or geotechnical engineering report shall be submitted for the subject property. In particular, the report shall review the parcel for slope stability and identify potentially unstable areas on which development should be restricted pending specific analysis or design solutions;
4. Upon submittal of a Preliminary Plat application, a drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage

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- easements as necessary;
5. Upon submittal of a Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas shall be submitted for review and approval;
 6. Upon submittal of a Preliminary Plat application, 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 or a Variance to the Subdivision Regulations shall be obtained;
 7. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show utility easement(s) as needed;
 8. Upon submittal of the Preliminary Plat application, a pavement design with supporting geotechnical information shall be submitted for review and approval;
 9. Upon submittal of the Preliminary Plat application, road construction plans for West Fulton Street shall be submitted for review and approval. In particular, the plans shall show the construction of West Fulton Street with curb, gutter, sidewalk, street light conduit, sewer and water in accordance with City design standards, including a permanent turnaround at the end of the cul-de-sac street with a minimum 110 foot diameter right-of-way and a minimum 92 foot diameter paved surface or a Variance to the Subdivision Regulations shall be obtained;
 10. Upon submittal of a Preliminary Plat application, a utility master plan shall be submitted for review and approval. In particular, the utility master plan shall provide for the extension of water, sewer and private utilities through the subject property as well as to adjacent properties;
 11. Upon submittal of the Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 12. Prior to submittal of a Final Plat application, the plat document shall be revised to read, "Lots 5A and 5B of Overlook Subdivision" and "West Fulton Street";
 13. Prior to submittal of a Final Plat application, the plat document shall be revised to include the required Final Plat certificates; and,
 14. Upon submittal of a 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 change the existing lot configuration of one lot into two lots. Currently, there is a commercial building on proposed Lot 5A and proposed Lot 5B is undeveloped. The applicant has also submitted previously a Layout Plat on Lots 1 through 7, Overlook Subdivision (#99PL053), a Preliminary and Final Plat on Lots 1 through 7, Overlook Subdivision (#99PL072), a Planned Development Designation on Tract B which was subdivided into 5 lots (#99PD019), a Planned Commercial Development - Initial and Final Plan on Lot 5, Overlook Subdivision (#01PD051) and a Minor Plat on Lot 5, Overlook Subdivision (#02PL065) which a Vacation of Plat was filed April 15, 2003 for the Minor Plat.

The subject property is located in west Rapid City east of the intersection of Mountain View Road and Jackson Boulevard with access from Clark Street or West Fulton Street.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any

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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 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:

Plat: The plat document must be revised to include the required Final Plat certificates. The title must be revised to read, "Lots 5A and 5B of Overlook Subdivision" instead of "Lots 5A and 5B of Lots 5." The street name must be revised to read, "West Fulton Street."

Easement: West Fulton Street is a private street at this access location. When the property to the west was platted for the Jackson Heights Apartments, a sixty foot (60') wide private access and utility easement was platted in lieu of a dedicated public right-of-way. Staff is requesting, prior to Preliminary Plat approval by the City Council, documentation identifying the right to use the private access easement be provided for both access and extension of infrastructure and utilities. Currently, documentation exists for other adjacent property owners.

Special Exception: On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". Currently, there are approximately 100 dwelling units off this single access. A Special Exception to the Street Design Criteria Manual requirement that no more than 4 parcels may access a private street was approved allowing six parcels to be accessed off the private street at the City Council meeting on September 21, 1998. Staff is noting that a total of six lots could take access from this private access easement and due to this number, a Special Exception is granted.

Sewer: Sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained prior to submittal of a Preliminary Plat. The existing sewer main constructed along the West Fulton Street alignment, east of the alley that abuts the west side of the subject property, is a private main. If the extension of the sewer is from the private main, documentation must be provided to demonstrate the agreement of the operator of the private main.

Water: Water system plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. The existing water main constructed along the West Fulton Street alignment, east of the alley that abuts the west side of the subject

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property, is a private main. If the extension of the water system is from the private main, documentation must be provided to demonstrate the agreement of the operator of the private main. Staff is recommending that upon submittal of a Preliminary Plat, the water plans be submitted for review and approval.

Areas above approximately elevation 3,300 feet can not be serviced by existing reservoirs in the area. The applicant must also demonstrate that the water system will provide 35 psi residual under peak hour conditions, as well as 40 psi minimum static pressure at each building pad. A minimum 20 psi must be provided at the fire hydrants with fire flow, as determined by the Fire Department, under peak day conditions. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance.

Drainage: As part of the Preliminary Plat application, a drainage plan must be submitted for review and approval. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. The plat document must be revised to provide drainage easements as needed. Staff is recommending that upon submittal of a Preliminary Plat application, a drainage and grading plan, as well as an erosion and sediment control plan, be submitted for review and approval and the plat document be revised to provide drainage easements as identified.

Geotechnical Information: The majority of the subject property is located on very steep side slopes. Slope failures have occurred in this vicinity in the past. Staff is requesting a report from a qualified engineering geologist or geotechnical engineer be submitted for the entire property identifying the potential unstable areas.

West Fulton Street: Currently, West Fulton Street is not constructed to proposed Lot 5B. The applicant would be responsible for the construction of West Fulton Street to proposed Lot 5B including to a turnaround. Engineering plans must be submitted as part of the Preliminary Plat submittal for the extension of West Fulton Street including all utilities. West Fulton Street is a Subcollector street classification requiring a 52 foot wide right-of-way and a 27 foot wide paved surface. In particular, West Fulton Street shall be constructed with curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations must be obtained. In addition, the construction plans shall identify the construction of a permanent turnaround at the end of the cul-de-sac with a minimum 110 foot diameter right-of-way and a minimum 92 foot diameter paved surface or a Variance to the Subdivision Regulations must be obtained. The existing roadway along the West Fulton Street alignment, east of the alley that abuts the west side of the subject property, is a private street. If access to the subject property is from the private street, documentation of the entity responsible for maintenance to the private street will need to be provided upon submittal of the Preliminary Plat. In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access.

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