

STAFF REPORT
September 9, 2004

No. 04PL113 - Layout Plat

ITEM 5

GENERAL INFORMATION:

PETITIONER	Wyss Associates for Jean T. Severson
REQUEST EXISTING LEGAL DESCRIPTION	No. 04PL113 - Layout Plat Lot 2 of Severson Subdivision, Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot A and Lot B of Lot 2 of Severson Subdivision, Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.64 acres
LOCATION	On the east side of Park Drive northeast of Southwest Middle School
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District/Planned Residential Development
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District/Planned Residential Development
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	8/13/2004
REVIEWED BY	Renee Catron-Blair / Curt Huus

RECOMMENDATION:

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

1. Prior to submittal of a Final Plat application, the plat document shall be revised to include the required Final Plat certificates;
2. 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;
3. Upon submittal of the Preliminary Plat, construction plans for the access easement shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed with a minimum 45 foot wide right-of-way and a 20 foot wide paved surface with curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations shall be obtained or a 40 foot wide by 40 foot wide shared

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- approach shall be shown on the plat document in lieu of the access easement and shall be constructed as a reinforced driveway approach;
4. Prior to submittal of a Final Plat application, the plat document shall show non-access easements being provided along the street frontage except for the approved approach location;
 5. Upon submittal of the Preliminary Plat application, a drawing showing existing topographical information, existing utilities and service line connections to proposed units and surface features for the entire property shall be submitted for review and approval;
 6. Upon submittal of the Preliminary Plat application, all Uniform Fire Codes shall be continually met;
 7. 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 easements as necessary;
 8. Upon submittal of the Preliminary Plat application, sidewalk plans along Park Drive as it abuts the subject property shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
 9. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water lines 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; and,
 10. Upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered Professional Engineer showing the extension of service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide one lot into two lots. The applicant has also submitted a Rezoning application from Low Density Residential to Low Density Residential II designation. (See companion item #04RZ046.)

The subject property is located in west Rapid City along the east side of Park Drive. Currently, there are no structures located on the subject property.

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 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:

Private Drive Access: The 50 foot wide access easement and private drive access shown on

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the plan must be constructed as a lane/place. In particular, road construction plans shall be submitted showing the street constructed with a minimum 45 foot right-of-way and a 20 foot paved surface with curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations shall be obtained. Or another option is to provide a 40 foot wide by 40 foot wide shared approach on the plat document. The shared approach would need to be constructed as a reinforced driveway approach in accordance with City standard details. A non-access easement shall be provided along the street frontage except for the approved approach location. The two existing approaches along Park Drive into the property must be removed and replaced with new "type B" curb since the approach to the property is being relocated. Also, sidewalk design plans for along Park Drive as it abuts the subject property must be submitted for review and approval and the sidewalk installed as a part of the subdivision improvements or a Variance to the Subdivision Regulations shall be obtained.

Water: Water plans prepared by a Registered Professional Engineer showing the extension of water lines must be submitted for review and approval upon submittal of a Preliminary Plat application or a Variance to the Subdivision Regulations shall be obtained. If duplex units are under a single owner, then one service connection for each building is required. If the duplex units are under multiple owners, then a separate service connection for each owner's property is required.

Sewer: Sewer plans prepared by a Registered Professional Engineer showing the extension of service lines shall be submitted for review and approval upon submittal of a Preliminary Plat application or a Variance to the Subdivision Regulations shall be obtained. If duplex units are under a single owner, then one sewer connection for each building is required. If the duplex units are under multiple owners, then a separate sewer connection for each owner's property is required.

Drainage: A drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary. Staff recommends that all drainage be directed to the east/west lot line and out to Park Drive storm sewer system or along drainage easements. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. Capacity at the existing Park Drive storm sewer system needs to be verified. Drainage Basin Fees must be paid at issuance of a building permit for Wonderland Drainage Basin, calculated at \$3,178.00 per acre. The applicant must verify the capacity of the drainage swales and the quantity of the storm water from the subject property. Retaining wall plans prepared by a Registered Professional Engineer must be submitted prior to issuance of a building permit on any walls greater than four foot in height for review and approval.

Fire: The existing fire flows must be verified to document compliance with the minimum standard for the duplex units on the property. Fire flows must meet 1,750 gpm at 20 psi. It is the responsibility of the applicant to ensure minimum required fire flows are provided at the project sites for the proposed structures.

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