

STAFF REPORT
February 10, 2005

No. 05PL009 - Layout Plat

ITEM 32

GENERAL INFORMATION:

PETITIONER	FMG Engineering for Belgarde Enterprises
REQUEST	No. 05PL009 - Layout Plat
EXISTING LEGAL DESCRIPTION	A portion of the E1/2 of the SW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 of Stoney Creek South No. 2 Subdivision, located in the E1/2 of the SW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 21.227 acres
LOCATION	Southeast of the intersection of Catron Boulevard and Nugget Gulch Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	General Agriculture District
West:	Low Density Residential District w/Planned Residential Development & General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	01/14/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, topographic information, at five foot intervals, shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat application, a detailed over lot grading plan shall be submitted for review and approval. In addition, geotechnical information addressing potential slope stability issues shall be submitted for review and approval;
3. Upon submittal of a Preliminary Plat application, a detailed drainage plan, including calculations and details of on-site detention, shall be submitted for review and approval. In addition, the plat document shall be revised to show drainage easements as needed;
4. Upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered

STAFF REPORT
February 10, 2005

No. 05PL009 - Layout Plat

ITEM 32

-
- 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;
5. 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;
 6. 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 private utilities through the subject property as well as to adjacent properties;
 7. Upon submittal of a Preliminary Plat application, the plat document shall be revised to provide a ten foot wide pedestrian access and utility easement along Catron Boulevard as it abuts the subject property;
 8. Upon submittal of a Preliminary Plat application, road construction plans for Catron Boulevard shall be submitted for review and approval. In particular, the road construction plans shall show the installation of curb, gutter, sidewalk and sanitary sewer along Catron Boulevard or a Variance to the Subdivision Regulations shall be obtained;
 9. Upon submittal of a Preliminary Plat application, road construction plans for Nugget Gulch Road shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 68 foot wide right-of way and constructed with a minimum 32 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 10. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show a non-access easement along Catron Boulevard except for approved approach location(s);
 11. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show the .5 acre unplatted parcel and the 6.3 acre unplatted parcel as lots;
 12. Prior to Planning Commission approval, a Master Plan for the balance of the property shall be submitted for review and approval. In addition, the Layout Plat shall be revised to include street(s) needed to serve the balance of the property;
 13. All International Fire Code shall be continually met;
 14. Upon submittal of a Preliminary Plat application, a subdivision estimate form shall be submitted for review and approval;
 15. Upon submittal of a Final Plat application, the plat document shall be revised to show a ten foot wide planting screen easement along Catron Boulevard; and,
 16. Upon submittal of a Final Plat application, 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 subdivide a 46.23 acre parcel to create a 21.23 acre residential lot leaving a 25 acre non-transferable unplatted balance. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, and sewer along Catron Boulevard as it abuts the subject property. (See companion item #05SV004.)

The property is located approximately 1,500 feet east of the Catron Boulevard/Sheridan

STAFF REPORT
February 10, 2005

No. 05PL009 - Layout Plat

ITEM 32

Lake Road intersection on the south side of Catron Boulevard. In addition, the subject property is currently void of any structural development.

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:

Grading and Geotechnical Information: Due to the subject's property existing terrain, a large amount of grading is anticipated in order to develop the site. As such, staff is recommending that upon submittal of a Preliminary Plat, a detailed over lot grading plan be submitted for review and approval. In addition, geotechnical information addressing potential slope stability issues must be submitted for review and approval.

Drainage Plan: A detailed drainage plan, including calculations, must be submitted for review and approval. In addition, the drainage plan must include details of any on-site detention. The plat document must also be revised to show drainage easements as needed. Staff is recommending that a drainage plan as identified be submitted for review and approval and the plat document be revised accordingly upon submittal of a Preliminary Plat.

Fire Department: The Fire Department has also indicated that all streets, cul-de-sacs and turnarounds must be in compliance with the Street Design Criteria Manual and the International Fire Code. In addition, fire hydrants will be required as per International Fire Code. The fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that all weather access roads must be in place prior to any building construction. In addition, the Fire Department has indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the International Fire Code be continually met.

Catron Boulevard: Catron Boulevard is classified as a principal arterial street on the Major Street Plan requiring that it be located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, water and sewer. Catron Boulevard is currently located in a 270 foot wide right-of-way and constructed with an 80 foot wide paved surface, sewer and water. Upon submittal of a Preliminary Plat, construction plans showing the installation of curb, gutter, sidewalk and sanitary sewer along Catron Boulevard as it abuts the subject property must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

STAFF REPORT
February 10, 2005

No. 05PL009 - Layout Plat

ITEM 32

Nugget Gulch Road: Nugget Gulch Road is located along the west lot line of proposed Lot 1 and is classified as a collector street. As such, Nugget Gulch Road must be located in a minimum 68 foot wide right-of-way and constructed with a minimum 32 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

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. Catron Boulevard 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 1. 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.

Unplatted Balance: The Layout Plat identifies Nugget Gulch Road extending through a portion of the unplatted balance leaving .5 acres along the west side of the street and 6.3 acres along the east side of the street. Staff is recommending that upon submittal of a Preliminary Plat, the plat document be revised to show the .5 acre unplatted parcel and the 6.3 acre unplatted parcel as lots.

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