

STAFF REPORT

June 23, 2005

No. 05PL097 - Layout Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER	Greg Wierenga for Bruce Kulpaca
REQUEST	No. 05PL097 - Layout Plat
EXISTING LEGAL DESCRIPTION	Tract B, Park Hill Subdivision, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 8, 9, 10, 11 and 12 of Block 1, Park Hill Subdivision, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.82 acres
LOCATION	North of East Oakland Street and adjacent to the east side of Merlot Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Medium Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/27/2005
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, a grading plan and a drainage plan, as well as an erosion and sediment control plan, shall be submitted for review and approval. In particular, the drainage plan shall demonstrate that the run-off is managed consistently with the Drainage Design Criteria Manual standards with no adverse impact on adjacent properties. In addition, the drainage plan shall demonstrate that discharge is directed to existing or proposed easements or rights-of-way. The plat document shall be revised to provide drainage easements as needed;
2. Upon submittal of a Preliminary Plat application, a geotechnical report including pavement design shall be submitted for review and approval;
3. Upon submittal of a Preliminary Plat application, sewer utility plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and

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- service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
4. Upon submittal of a Preliminary Plat application, water utility 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;
 5. Upon submittal of a Preliminary Plat application, road construction plans for the interior street shall be submitted for review and approval. In particular, the street shall be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 6. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show a non-access easement along Merlot Drive and the first fifty feet of the interior street;
 7. Upon submittal of a Preliminary Plat application, a subdivision cost estimate shall be submitted for review and approval;
 8. Prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow a lot twice as long as it is wide or the plat document shall be revised to comply with the length to width requirement;
 9. Prior to submittal of a Final Plat application, a street name for the interior street shall be submitted to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street name; and,
 10. 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 the subject property into five residential lots as a part of the Park Hill Subdivision.

The subject property is located approximately 250 feet north of the intersection of East Oakland Street and Merlot Drive on the east side of Merlot Drive. Currently, the property is 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:

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Zoning: The property is currently zoned Low Density Residential District requiring a minimum lot size of 6,500 square feet. The Layout Plat identifies that the lots will range in size from 10,565 square feet to 14,961 square feet which meets the minimum lot size requirement of the Low Density Residential District.

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed Layout Plat identifies that one of the lots will have a length twice the distance of the width. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations be obtained to allow a lot twice as long as it is wide or the plat document must be revised to comply with the length to width requirement.

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 Report: A geotechnical report including pavement design must be submitted for review and approval. Staff is recommending that a geotechnical report as identified be submitted for review and approval upon submittal of a Preliminary Plat application.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. The International Fire Code will need to be continually met.

Interior Street: The Layout Plat identifies an interior street extending east from Merlot Drive to serve the proposed development. The interior street is classified as a lane place street. A lane place street must be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for the interior street be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Staff is also recommending that prior to submittal of a Final Plat application, a street name for the interior street be submitted to the Emergency Services Communication Center for review and approval. In addition, the plat document must be revised to show the approved street name.

Utilities: Upon submittal of a Preliminary Plat application, water and sewer utility plans prepared by a Professional Engineer must be submitted for review and approval. In addition, the

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applicant must demonstrate that adequate domestic and fire water flows are being provided.

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