

STAFF REPORT
November 22, 2006

No. 06PL179 - Layout Plat

ITEM 15

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying for Sandra Fredrickson
REQUEST	No. 06PL179 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot G of Tract C of the south part of Lot 7, Red Cliff Terrace Subdivision, located in the SW1/4 NW1/4, Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.67 acres
LOCATION	4330 Jackson Boulevard
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Flood Hazard District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/27/2006
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, a geotechnical report including pavement design shall be submitted for review and approval. In addition, the geotechnical report shall include soils resistivity test results. If the results indicate severe potential towards corrosion of buried metal, then information shall be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections shall be provided as needed for buried water system metal fixtures;
2. Upon submittal of a Preliminary Plat application, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall demonstrate adequate capacity downstream and along Jackson Boulevard for the increased run-off flows. In addition, the plat document shall be revised to provide drainage easements as necessary;
3. Upon submittal of a Preliminary Plat application, road construction plans for the section line highway located along the west lot line of the subject property shall be submitted for review and approval. In particular, the road construction plans shall show the streets

STAFF REPORT
November 22, 2006

No. 06PL179 - Layout Plat

ITEM 15

- constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained or the section line highway shall be vacated. The adjacent property owner(s) shall sign the petition(s) to vacate the section line highway or a Variance to the Subdivision Regulations shall be obtained to allow half a right-of-way;
4. Upon submittal of a Preliminary Plat, road construction plans for Red Cliff Terrace shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 49 foot wide right-of-way and/or easement and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer with on-street parking or the street shall be located in a minimum 45 foot wide right-of-way and/or easement and constructed with a minimum 20 foot wide paved surface, curb, gutter, street light conduit, water and sewer with no on-street parking or a Variance to the Subdivision Regulations shall be obtained. If on-street parking is not provided, the developer shall provide visitor parking at the rate of one paved parking stall per dwelling located within three hundred feet of the residence and the street must be posted with no parking signs or an Exception to the Street Design Criteria Manual shall be obtained;
 5. 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. In addition, the sewer plans shall provide individual service lines to the lot(s) that do not cross over another lot. The plat document shall also be revised to provide utility easements as needed;
 6. 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. The plans shall also demonstrate that adequate fire and domestic flows are being provided. In addition, the water plans shall provide individual service lines to the lot(s) that do not cross over another lot. The plat document shall also be revised to provide utility easements as needed;
 7. Upon submittal of a Preliminary Plat application, the applicant shall identify the use of the existing well located in the northwest corner of the property. In addition, the plat document shall be revised to show the well within a utility easement if needed;
 8. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show access to Lot 2 from Red Cliff Terrace or an Exception to the Street Design Criteria Manual shall be obtained to allow access from Jackson Boulevard, the higher order street;
 9. Upon submittal of a Preliminary Plat application, the plat document shall be revised to provide non-access easements in compliance with the Street Design Criteria Manual or Exception(s) shall be obtained. In addition, an Approach Permit from the South Dakota Department of Transportation shall be obtained to allow the existing approach to serve two lot(s) in lieu of one lot;
 10. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show Red Cliff Terrace located within right-of-way in lieu of a private roadway easement or an Exception to the Street Design Criteria Manual shall be obtained;
 11. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show an eight foot wide utility and minor drainage easement along the interior of all lot lines or a Variance to the Subdivision Regulations shall be obtained;

STAFF REPORT
November 22, 2006

No. 06PL179 - Layout Plat

ITEM 15

12. Upon submittal of a Preliminary Plat application, the 15 foot wide water line easement shall be revised to provide a minimum 20 foot wide water line easement;
13. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
14. Prior to submittal of a Final Plat application, the plat document shall be revised to show a ten foot wide planting screen easement along Jackson Boulevard or a Variance to the Subdivision Regulations shall be obtained;
15. Prior to submittal of a Final Plat application, the plat document shall be revised to show the "private roadway easement" located along the east lot line as "Red Cliff Terrace" ;
16. Prior to submittal of a Final Plat application, the plat title shall be revised to read "Lots 1 and 2 of Lot G of Red Cliff Terrace Subdivision...";
17. Prior to submittal of a Final Plat application, the section line highway shall be vacated or that portion of the single family residence located in the section line highway shall be removed or surety shall be posted to insure the removal of the structure as identified;
18. Prior to submittal of a Final Plat application, the shed located on proposed Lot 2 shall be removed or surety posted to insure that the shed is removed and/or to allow a single family residence to be constructed on the property;
19. 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; and,
20. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide the subject property into two residential lots. The property is a part of the "Red Cliff Terrace Subdivision".

The property is located approximately 600 feet west of the intersection of Jackson Boulevard and Canyon Lake Drive on the north side of Jackson Boulevard. Currently, a single family residence and a shed are located on proposed Lot 1. In addition, a shed is located on proposed Lot 2.

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 an exception whichever is applicable.

STAFF REVIEW:

Staff has reviewed the Layout Plat and has noted the following considerations:

Structural Development: As mentioned above, a single family residence and a shed are located

STAFF REPORT
November 22, 2006

No. 06PL179 - Layout Plat

ITEM 15

on proposed Lot 1. The existing single family residence is located approximately 5.1 feet from the side lot line, within a 33 foot wide section line highway. As such, staff is recommending that prior to submittal of a Final Plat application, the section line highway be vacated or that portion of the single family residence located in the section line highway must be removed or surety must be posted to insure the removal of the structure as identified.

The applicant has also submitted a site plan showing that upon platting, a shed will be located on proposed Lot 2. However, a shed is only allowed as an accessory structure to a residential structure in the Low Density Residential District. As such, staff is recommending that prior to submittal of a Final Plat application, the shed located on proposed Lot 2 be removed or surety posted to insure that the shed is removed and/or to allow a single family residence to be constructed on the property.

Sewer: City sewer is currently located along Jackson Boulevard. The applicant has submitted a site plan showing an existing service line extending across proposed Lot 2 to serve the existing residence located on proposed Lot 1. In addition, the site plan identifies an existing service line extending from Jackson Boulevard through the subject property to serve Lot F located directly north of the subject property. Staff is recommending that 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 be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the sewer plans must provide individual service lines to the lot(s) that do not cross over another lot. The plat document must also be revised to provide utility easements as needed.

Water: City water is currently located along the north side of Jackson Boulevard. The applicant has submitted a site plan showing an existing service line extending across proposed Lot 2 to serve the existing residence located on proposed Lot 1. Staff is recommending that upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. The plans must also demonstrate that adequate fire and domestic flows are being provided. In addition, the water plans must provide individual service lines to the lot(s) that do not cross over another lot. The plat document must also be revised to provide utility easements as needed.

The applicant has also submitted a site plan showing a well located in the northwest corner of the subject property. As such, staff is recommending that upon submittal of a Preliminary Plat application, the applicant identify the use of the existing well. In particular, the well may be used for lawn/garden irrigation, etc. but not as the water source to the residence. In addition, the plat document must be revised to show the well within a utility easement if needed.

Drainage: As part of the Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. In addition, a drainage plan must be submitted for review and approval. In particular, the drainage plan must demonstrate adequate capacity downstream and along Jackson Boulevard for the increased run-off flows. In addition, the plat document must be revised to

STAFF REPORT
November 22, 2006

No. 06PL179 - Layout Plat

ITEM 15

provide drainage easements as necessary.

Geotechnical Report: A geotechnical report including pavement design must be submitted for review and approval. In addition, the geotechnical report must include soils resistivity test results. If the results indicate severe potential towards corrosion of buried metal, then information must be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections must be provided as needed for buried water system metal fixtures.

Section Line Highway: As identified above, a section line highway is located along the west lot line of the subject property. The west half of the section line highway is located on an adjacent property under different ownership from the subject property. The Subdivision Regulations state that "...where there exists a dedicated or platted half-street adjacent to the tract to be subdivided, the other half shall be platted. No new half-streets shall be permitted". As such, the adjacent property owners must participate in the platting of the west half of the section line highway or a Variance to the Subdivision Regulations must be obtained to allow platting half a right-of-way. In addition, upon submittal of a Preliminary Plat application, road construction plans for the section line highway must be submitted for review and approval. In particular, the road construction plans must show the section line highway constructed with a minimum 27 wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

Red Cliff Terrace: Red Cliff Terrace is located along the east lot line of the subject property and is classified as a lane place street requiring that the street 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 with on-street parking or the street must be located in a minimum 45 foot wide right-of-way and constructed with a minimum 20 foot wide paved surface, curb, gutter, street light conduit, water and sewer with no on-street parking. If on-street parking is not provided, the developer must provide visitor parking at the rate of one paved parking stall per dwelling located within three hundred feet of the residence and the street must be posted with no parking signs or an Exception to the Street Design Criteria Manual must be obtained. Currently the street is located in a 25 foot wide private roadway easement and is constructed with an approximate 17 foot wide paved surface. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Staff has also noted that Red Cliff Terrace currently serves as access to five lots. The Street Design Criteria Manual states that an easement may serve as access to no more than four lots. The proposed plat will result in the easement serving as access to six lots. As such, staff is recommending that upon submittal of a Preliminary Plat application, the plat document be revised to show the street, as it abuts the subject property, as right-of-way in lieu of a private roadway easement or an Exception to the Street Design Criteria Manual must be obtained.

Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements.

STAFF REPORT
November 22, 2006

No. 06PL179 - Layout Plat

ITEM 15

In particular, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. As such, staff is recommending that prior to the City's acceptance of the public improvements, a warranty surety be submitted for review and approval as required.

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