

STAFF REPORT
April 5, 2007

No. 07PL044 - Layout Plat

ITEM 50

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers for Michael Leiby
REQUEST	No. 07PL044 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot 16 of Block 4 of Eastern Acres Subdivision, located in Section 11, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 16A and 16B of Block 4 of Eastern Acres Subdivision, located in Section 11, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.98 acres
LOCATION	5870 Mercury Drive
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	General Agriculture District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	3/9/2007
REVIEWED BY	Travis Tegethoff / Mary Bosworth

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 an erosion and sediment control plan for all improved areas shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat application, a drainage plan in compliance with the City of Rapid City Drainage Criteria Manual shall be submitted for review and approval. In addition, the drainage plan shall demonstrate that the design flows do not exceed pre-developed flows or on-site detention shall be provided. If on-site detention is required, then design calculations and details for the detention shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary;
3. Upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered

STAFF REPORT
April 5, 2007

No. 07PL044 - Layout Plat

ITEM 50

- 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 plat document shall be revised to show utility easement(s) as needed;
4. 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. If a shared well and/or a community water facility is proposed then it shall be designed as a public water system or a Variance to the Subdivision Regulations shall be obtained. In particular, the water system shall be constructed and designed to provide adequate fire and domestic flows. In addition, the plat document shall be revised to show utility easement(s) as needed;
 5. Upon submittal of a Preliminary Plat application, road construction plans for that portion of Mercury Drive along the south side of the subject property shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 52 foot right-of-way and 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;
 6. Upon submittal of a Preliminary Plat application, information shall be submitted to the Growth Management Department demonstrating that the Rapid Valley Sanitation District staff has reviewed and approved the utility plans;
 7. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
 8. 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 Lot 16, Block 4, Eastern Acres Subdivision to create two 0.5 acre lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations (See associated item 07SV017.)

The property is located north of Mercury Drive and east of Reservoir Road. Currently, a single-family residence is 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:

STAFF REPORT
April 5, 2007

No. 07PL044 - Layout Plat

ITEM 50

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. Staff noted that an existing drainage channel is located along the west edge of the subject property. A drainage plan must be submitted for review and approval. In particular, the drainage plan must be designed in compliance with the City of Rapid City Drainage Criteria Manual. The drainage plan must also demonstrate that the design flows do not exceed pre-developed flows or on-site detention must be provided. If on-site detention is required, then design calculations and details for the detention must be submitted for review and approval. 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, must be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as necessary.

Sewer: The applicant indicated that the existing residence is connected to the Rapid Valley Sanitary District sewer system located at the southwest corner of the subject property. The proposed lot will be located on the east side of the subject property and will need to be connected to the sewer system. Staff noted as per Chapter 16.16.050(B) of the Rapid City Municipal Code that any subdivision located within 500 feet of the Rapid City sewer system or any central sewer system shall be required to hook up to that system. As such, 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 to the existing and proposed lots shall be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must also be revised to provide utility easements as needed.

Water: The applicant indicated that the existing residence is connected to the Rapid Valley Sanitary District water system on the southwest corner of the subject property. The proposed lot will be located on the east side of the subject property and will need to be connected to the water system. Water plans prepared by a Registered Professional Engineer showing the extension of water mains and service must be submitted for review and approval. In addition, information must be submitted demonstrating that required domestic and fire flows are being provided. If on-site well(s) and/or a community water source are used, data to confirm that the well(s) have sufficient fire and domestic flows and water quality must be submitted for review and approval. Upon submittal of a Preliminary Plat application, the construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must also be revised to provide utility easements as needed.

Mercury Drive: Mercury Drive is located along the south lot line of the subject property and is classified as a subcollector street requiring that the street be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Mercury Drive is located in a 50 foot wide right-of-way with a portion constructed with approximately 20 feet of paved surface with the remainder constructed with approximately 20 feet of gravel surface. Staff recommends that upon submittal of a Preliminary Plat application, the applicant shall dedicate an additional one foot of right-of-way and submit construction plans for Mercury Drive for review and approval or obtain a Variance to the Subdivision Regulations.

STAFF REPORT
April 5, 2007

No. 07PL044 - Layout Plat

ITEM 50

Fire Protection: The Fire Department has indicated that 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.

Rapid Valley Sanitation District: The Rapid Valley Sanitation District staff noted that plans must comply with Rapid Valley Sanitation District Design and Construction Standards. The Rapid Valley Sanitation District Staff also noted that two sets of construction plans and associated documentation for the proposed water and wastewater piping and improvements shall be submitted to the General Manager of the Rapid Valley Sanitation District for review and approval. The plan submittals shall be made directly by the developer to the Rapid Valley Sanitation District and shall not be made from other agencies as required by the Rapid Valley Sanitary District staff. Staff is recommending that upon submittal of a Preliminary Plat application, information shall be submitted to the Growth Management Department demonstrating that the Rapid Valley Sanitation District staff has reviewed and approved the utility plans.

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