

STAFF REPORT
October 25, 2007

No. 07PL130 - Layout Plat

ITEM 13

GENERAL INFORMATION:

APPLICANT/AGENT	Duane Hosek
PROPERTY OWNER	HUD - Best Assets Inc
REQUEST	No. 07PL130 - Layout Plat
EXISTING LEGAL DESCRIPTION	All of Block 24 of Mahoney Addition, less the west 25 feet, less the south 81/2 feet and the east 81/2 feet, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2 of Hosek Subdivision, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.37 acres
LOCATION	1509 Midway Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District (Medium Density Residential District)
South:	Low Density Residential District
East:	Medium Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/21/2007
REVIEWED BY	Travis Tegethoff / Todd Peckosh

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, a site plan prepared by a Registered Surveyor or Registered Professional Engineer must be submitted for review and approval demonstrating the existing structures do not encroach into the street right-of-way;
2. 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;
3. Upon submittal of a Preliminary Plat application, a drainage plan in compliance with the

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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;

4. 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 shall be obtained. In addition, the sewer plans must demonstrate adequate capacity of the downstream wastewater system;
5. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains and service lines shall be submitted for review and approval 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;
6. Upon submittal of a Preliminary Plat application, road construction plans for Midway Street 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;
7. Upon submittal of a Preliminary Plat application, road construction plans for Patton Street 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;
8. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
9. Prior to submittal of a Final Plat application, any structures encroaching into adjacent street right-of-way must be removed or the right-of-way must be vacated
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; and,
10. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide the property into two 0.18 acre parcels. The property is located northwest of the intersection of Patton Street and Midway Street. Currently, a single family residence and accessory structures are located on the 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 the City of 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

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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:

Site Plan: A site plan was submitted identifying the location of the existing single family residence on the property. However, a complete site plan identifying all structures and existing utilities must be submitted for review and approval. In addition, additional right-of-way has been dedicated along the west side of Midway Street and it appears that a portion of the existing residence may be located in the right-of-way. Staff is recommending that upon submittal of a Preliminary Plat application, a site plan prepared by a Registered Surveyor or Registered Professional Engineer must be submitted for review and approval. In addition, prior to submittal of a Final Plat application, any structures encroaching into adjacent street right-of-way must be removed or the right-of-way must be vacated.

Sewer: Sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines 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 sewer plans must demonstrate adequate capacity of the downstream wastewater system. The plat document must also be revised to provide utility easements as needed.

Water: Water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval. In addition, the water plans must provide calculations demonstrating that required domestic and fire flows are being provided. 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.

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 be designed in compliance with the 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.

Midway Street: Midway Street is identified as a sub-collector street and must be located in a

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minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Currently, Midway Street appears to be located in a 41.5 foot wide right-of-way and constructed with a 24 foot wide paved surface, curb, gutter, street light conduit, sewer and water. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for Midway Street be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document shall be revised to show the required right-of-way along Midway Street as it abuts the property.

Patton Street: Patton Street is identified as a sub-collector street and must 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, sewer and water. Currently, the right-of-way along Patton Street as it abuts the property varies in width from 41 feet to 50 feet in width. Currently, Patton Street constructed with a 24 foot wide paved surface, curb, gutter, street light conduit, sewer and water. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for Patton Street be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document shall be revised to show the required right-of-way along Patton Street as it abuts the property.

Density: The subject property is zoned Low Density Residential District. Chapter 17.10.050 of the Rapid City Municipal Code requires a lot area of not less than 6,500 square feet for each single-family dwelling. Each of the proposed lots meet the minimum lot area requirements for a single-family dwelling. However, concerns have been expressed with the inadequate streets and lack of sidewalks in the area. By adding another lot and increasing the density in the area additional use will be put on the existing infrastructure. As such, staff is recommending that the adjacent streets be constructed to City of Rapid City Street Design Criteria Manual standards as outlined above.

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