

STAFF REPORT
September 25, 2008

No. 08PL122 - Layout Plat

ITEM 19

GENERAL INFORMATION:

APPLICANT/AGENT	Mary Klozenbucher for Western Area Power Administration
PROPERTY OWNER	James L. Scull
REQUEST	No. 08PL122 - Layout Plat
EXISTING LEGAL DESCRIPTION	A portion of the unplatted portion of the SW1/4 of the SW1/4, Section 32 and a portion of the remaining balance of Lot A of D.D.E. Subdivision, located in the SW1/4 of the SW1/4 of Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 6 of SSJE Subdivision, located in the SW1/4 of the SW1/4 of Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.860 acres
LOCATION	South of Jess Street and east of Kermit Lane
EXISTING ZONING	General Commercial District (Planned Development Designation)
SURROUNDING ZONING	
North:	General Commercial District (Planned Development Designation)
South:	Medium Density Residential District
East:	General Commercial District
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	8/15/2008
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 drainage and grading plan, shall be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as necessary;

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2. Upon submittal of the Preliminary Plat application, a sewer plan prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains, manholes and service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained;
3. Upon submittal of the Preliminary Plat application, water system plans prepared by a Registered Professional engineer verifying the source and demonstrating that sufficient quantities for domestic and fire flows shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
4. Upon submittal of the Preliminary Plat application, a revised plat document providing the required right-of-way and road construction plans for Creek Drive be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In particular, the road shall be located in a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
5. Upon submittal of the Preliminary Plat application, a revised plat document providing the required right-of-way and road construction plans for Jess Street be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In particular, the road shall be located in a minimum 59 foot wide right-of-way and constructed with a minimum 26 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 the Preliminary Plat application, , the road construction plans for the section line highway shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained to waive the street improvements or the section line highway shall be vacated. In particular, the road shall be located in a minimum 66 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;
7. Upon submittal of the Preliminary Plat application, the applicant shall verify the location of all existing and proposed easements and the need for the temporary drainage easements;
8. Prior to Preliminary Plat approval by City Council, a cost estimate for the subdivision improvements shall be submitted for review and approval;
9. Prior to Preliminary Plat approval by City Council, an Erosion and Sediment Control Permit in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval;
10. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and subdivision inspection fees be paid as required;
11. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,
12. The approved Layout Plat for which no grading, construction or other improvements have been initiated within two years of the date of approval of the plat shall be deemed as expired. However, the owner or applicant of the plat may, prior to the termination of the two year period, request a one year extension subject to approval by the City Council.

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GENERAL COMMENTS:

The applicant has submitted a Layout Plat to create one lot and leaving the remaining portion of the property as an unplatted balance. The property is located south of Jess Street and west of Creek Drive.

On July 10, 2000 the City Council approved a Preliminary and Final Plat (#00PL050) for SSJE Subdivision.

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:

Creek Drive: Creek Drive is located along the east lot line of the property and is classified as a proposed minor arterial street requiring that it be located in a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface with no on-street parking, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, staff noted that in the Preliminary and Final Plat (#00PL050) staff report that Creek Drive would need to be constructed to the north end of the proposed plat and if the applicant fails to obtain right-of-way from the adjacent property owner, the full right-of-way must be dedicated from the proposed lot. Staff is recommending that upon submittal of the Preliminary Plat application, a revised plat document be submitted providing the required right-of-way and road construction plans for Creek Drive be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Jess Street: Jess Street is located along the north lot line of the property and is classified as a industrial street requiring that it be located in a minimum 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Staff is recommending that upon submittal of the Preliminary Plat application, a revised plat document providing the required right-of-way and road construction plans for Jess Street be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Section Line Highway: An unimproved section line highway is located along the south lot line of the property. The section line highway must be constructed to City Street Design Standards with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. The applicant

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also has the option of vacating the section line highway. Staff is recommending that the section line highway issue be addressed as identified prior to Preliminary Plat approval by the City Council.

Easement Designation: Staff noted that there are a number of utility and drainage easements located on the proposed lot, including a temporary drainage easement. Staff recommends that upon submittal of a Preliminary Plat application, the applicant verify the location of all existing and proposed easements and the need for the temporary drainage easements.

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. The drainage plan must demonstrate that the design flows do not exceed pre-developed flows or on-site detention must be provided. Staff also noted that the location of water flow throughout the subdivision and the location and size of all culverts and pipes should be shown on the drainage plan. Staff is recommending that upon submittal of the Preliminary Plat application, a drainage and grading plan, as well as an erosion and sediment control plan, must be submitted for review and approval.

Water: Staff noted that no information on the water system was submitted with the Layout Plat. As such, upon submittal of the Preliminary Plat, water system plans prepared by a Registered Professional engineer verifying the source and demonstrating that sufficient quantities for domestic and fire flows must be submitted for review and approval.

Wastewater Disposal Systems: Staff noted that no information on the sanitary sewer information was submitted with the Layout Plat. As such, upon submittal of the Preliminary Plat, a sewer plan prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains, manholes and service lines must be submitted for review and approval.

Stormwater Management Plan: The City Council has recently adopted a Stormwater Quality Manual which provides a set of criteria and technical guidance for erosion and sediment control at construction sites. Because site conditions will affect the suitability and effectiveness of erosion control measures, a plan specific to each site is required. Staff is recommending that prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual be submitted for review and approval.

Inspection Fees and Surety: Chapter 16.20.080 of the Rapid City Municipal Code states that before any Final Plat is approved, an additional fee shall be paid to the City to cover the costs of inspection of the subdivision improvements required by the Ordinance. In addition, surety for any required subdivision improvements that have not been completed must be posted. As such, staff is recommending that upon submittal of a Final Plat application, surety be posted and subdivision inspection fees be paid as required.

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.

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In addition, 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.