

STAFF REPORT
October 22, 2009

No. 09PL060 - Layout Plat

ITEM 19

GENERAL INFORMATION:

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| APPLICANT | Vince Braun for Black Hills Workshop |
| AGENT | Renner & Associates |
| PROPERTY OWNER | Gerhart Larson and Merle Karen |
| REQUEST | No. 09PL060 - Layout Plat |
| EXISTING LEGAL DESCRIPTION | Lot 22R of Block 18 of North Rapid Addition, located in the S1/2 of the NW1/4, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Lots A & B of Lot 22R of Block 18 of North Rapid Addition, located in the S1/2 of the NW1/4, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 0.467 acres |
| LOCATION | 702 Allen Avenue |
| EXISTING ZONING | Medium Density Residential District |
| SURROUNDING ZONING | |
| North: | Medium Density Residential District |
| South: | Civic Center District |
| East: | Medium Density Residential District |
| West: | Medium Density Residential District |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 9/25/2009 |
| REVIEWED BY | Vicki L. Fisher / Karley Halsted |

RECOMMENDATION:

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

1. Prior to submittal of a Preliminary Plat application, an Exception shall be obtained to allow the alley to serve as the principal means of access in lieu of a secondary means of access as per the Street Design Criteria Manual or the principal means of access shall be taken from Allen Avenue;
2. Prior to submittal of a Preliminary Plat application, an Exception shall be obtained to allow an approach width in excess of 20 feet or the plat document shall be revised to

STAFF REPORT
October 22, 2009

No. 09PL060 - Layout Plat

ITEM 19

3. show a non-access easement along the alley as per the Street Design Criteria Manual; Upon submittal of a Preliminary Plat application, a Master Utility Plan showing private and public utilities for the entire site shall be submitted for review and approval. In addition, the plat document shall be revised to show utility easements as needed;
4. Upon submittal of a Preliminary Plat application, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval if subdivision improvements are required. In addition, an Erosion and Sediment Control Permit shall be obtained prior to any construction;
5. Upon submittal of a Preliminary Plat application, a grading plan and a drainage plan in compliance with the 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. The plat document shall also be revised to provide drainage easements as necessary;
6. Upon submittal of a Preliminary Plat application, road construction plans for Allen Avenue shall be submitted for review and approval. In particular, the road construction plans shall show the extension of water along the southern 30 feet as it abuts the property and the extension of sewer or a Variance to the Subdivision Regulations shall be obtained;
7. Upon submittal of a Preliminary Plat application, road construction plans for North Street shall be submitted for review and approval. In particular, the road construction plans shall show the extension of water and sewer or a Variance to the Subdivision Regulations shall be obtained;
8. 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 plat document shall be revised to provide utility easements as needed;
9. 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. If a private water system is utilized, then an on-site water plan prepared by a Professional Engineer shall be submitted for review and approval. In addition, the water plans shall demonstrate that adequate fire and domestic flows are being provided. The plat document shall also be revised to provide utility easements as needed;
10. Upon submittal of a Preliminary Plat application, a site plan shall be submitted showing the wetlands located on the property, if applicable. In addition, the plat document shall be revised to show these areas within drainage easements as needed;
11. Prior to submittal of a Preliminary Plat application, the plat document shall be revised to show a non-access easement along North Street and the first 50 feet of Allen Avenue;
12. Prior to submittal of a Preliminary Plat application, the plat document shall be revised to show the existing drainage easement extended to include the northern portion of the existing drainage pipe located in the southeast corner of the property;
13. Upon submittal of a Preliminary Plat application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
14. 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;
15. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,

STAFF REPORT
October 22, 2009

No. 09PL060 - Layout Plat

ITEM 19

16. 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.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide existing Lot 22R into two lots. The proposed lots are sized .167 acres and .30 acres, respectively.

The property is located in the northeast corner of the intersection of Allen Avenue and North Street. 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:

Land Use: The property is currently zoned Medium Density Residential District. The applicant has submitted a site plan showing a future single family residence located on each lot. The proposed lots meet the minimum 6,500 square foot lot size required for a single family residence in the Medium Density Residential District. The site plan also shows four parking spaces per lot designed to back directly into the alley. The driveway width for each lot measures approximately 36 feet. However, the Street Design Criteria Manual allows a maximum 20 foot wide driveway width for a residential lot. As such, staff recommends that prior to submittal of a Preliminary Plat application, an Exception be obtained to allow an approach width in excess of 20 feet or the plat document shall be revised to show a non-access easement as per the Street Design Criteria Manual.

The applicant's site plan also identifies that the alley will serve as the only means of access to the two proposed lots. However, the Street Design Criteria Manual states that the alley may provide a secondary means of access only. As such, staff recommends that prior to submittal of a Preliminary Plat application, an Exception be obtained to allow the alley to serve as the principal means of access in lieu of a secondary means of access as per the Street Design Criteria Manual or the principal means of access must be taken from Allen Avenue.

North Street: North Street is located along the south lot line of the property and is classified as a collector street requiring that it be located in a minimum 76 foot wide right-of-way and

No. 09PL060 - Layout Plat

ITEM 19

constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, North Street is located in a 120 foot wide right-of-way and constructed with a 48 foot wide paved surface, curb, gutter, sidewalk and street light conduit. A sewer and water main extend parallel to North Street within an existing 35 foot wide utility easement located on the southern portion of the property. Even though a sewer and water main exist parallel to the street right-of-way, the Subdivision Regulations require that a sewer and water main be extended within the right-of-way or a Variance to the Subdivision Regulations must be obtained.

Staff recommends that upon submittal of a Preliminary Plat application, road construction plans for North Street be submitted for review and approval showing the extension of water and sewer or a Variance to the Subdivision Regulations must be obtained.

Allen Avenue: Allen Avenue is located along the west lot line of the property and is classified as a sub-collector street requiring that it 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, Allen Avenue is located in a minimum 90 foot wide right-of-way and constructed with a 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit and water along the northern 110 feet of the street right-of-way as it abuts the property. To date, water has not been extended along the southern 30 feet of the street right-of-way as it abuts the property. In addition, sewer has not been extended along the street.

Staff recommends that upon submittal of a Preliminary Plat application, road construction plans for Allen Avenue be submitted for review and approval. In particular, the road construction plans must show the extension of water along the southern 30 feet as it abuts the property and the extension of sewer or a Variance to the Subdivision Regulations must be obtained.

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. Staff is recommending that upon submittal of a Preliminary Plat application, sewer plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. The plat document must also be revised to provide utility easements as needed.

Water: Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. The water plans must also demonstrate that adequate fire and domestic flows are being provided. The plat document must also be revised to provide utility easements as needed.

Stormwater Management Plan: The City Council 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. In addition, staff has received complaints in the past regarding the lack of erosion and sediment control efforts on previous phases of the development. As such, staff recommends that upon submittal of a

STAFF REPORT
October 22, 2009

No. 09PL060 - Layout Plat

ITEM 19

Preliminary Plat application, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual be submitted for review and approval if subdivision improvements are required. In addition, an Erosion and Sediment Control Permit must be obtained prior to any construction.

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 must 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. 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 any public improvements, a Warranty Surety be submitted for review and approval if subdivision improvements are required.

The proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.