

STAFF REPORT  
May 26, 2011

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**No. 11PL025 - Layout Plat**

**ITEM 7**

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GENERAL INFORMATION:

APPLICANT	Flump & Lump, LLC
AGENT	Centerline, Inc.
PROPERTY OWNER	Flump & Lump, LLC
REQUEST	<b>No. 11PL025 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	SW1/4 NE1/4 less right-of-way located in Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 1 of Founders Park North
PARCEL ACREAGE	Approximately 39.29 acres
LOCATION	North of the intersection of Founders Park Drive and Philadelphia Street
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	Office Commercial District (Planned Commercial Development)
East:	Medium Density Residential District
West:	Park Forest District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/27/2011
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show a collector street extending through the property in compliance with the Major Street Plan. In addition, construction plans for the collector street shall be submitted for review and approval showing the street located within a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained or a Comprehensive Plan Amendment to the Major Street Plan shall be

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- obtained to relocate and/or eliminate the collector street;
2. Upon submittal of a Preliminary Plat application, the red line comments shall be addressed. In addition, signed and sealed final construction plans shall be submitted to the Growth Management Department;
3. Upon submittal of a Preliminary Plat application, a Utility Master Plan including private and public utilities shall be submitted for review and approval;
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, including flow and capacity, 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;
5. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains and a water system analysis verifying source and adequate quantity for domestic and fire flows 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;
6. 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. In addition, an Erosion and Sediment Control Permit shall be obtained prior to any construction;
7. Upon submittal of a Preliminary Plat application, a grading plan showing any proposed grading, including cut and fill quantities, shall be submitted for review and approval;
8. Upon submittal of a Preliminary Plat application, a drainage plan in compliance with the Drainage Criteria Manual shall be submitted for review and approval if subdivision improvements are required. In particular, the drainage plan shall include calculations demonstrating that discharge from any improvements will not exceed pre-development flow rates or local detention facilities shall be provided. In addition, the plat document shall also be revised to provide drainage easements as necessary;
9. 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;
10. Upon submittal of a Preliminary Plat application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
11. 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;
12. Upon submittal of a Final Plat application, inspection fees shall be paid in compliance with Chapter 16.20.080 of the Rapid City Municipal Code;
13. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,
14. 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

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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 a 39.29 acre parcel creating a 9.5 acre lot and leaving an unplatted non-transferable balance. In addition, the applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan (File #11CA004) to eliminate a proposed collector street extending through the property from Philadelphia Street to proposed Anamosa Street. The applicant has also submitted a Rezoning request (File #11RZ007) to rezone the 39.29 acre parcel from Park Forrest District to Medium Density Residential District.

On May 6, 2011, the City approved a Planned Development Designation for the 39.29 acre parcel.

The property is located north of the intersection of Founders Park Drive and Philadelphia 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:

Zoning: As previously noted, the applicant is proposing to rezone the 39.29 acre parcel from Park Forrest District to Medium Density Residential District. In addition, the City has approved a Planned Development Designation for the 39.29 acre parcel. The applicant has submitted a site plan identifying the future construction of a 135 unit multi-family complex with detached garages on the proposed 9.5 acre lot. The applicant should be aware that an Initial and Final Planned Residential Development must be submitted for review and approval prior to issuance of a building permit. As a part of the review, the applicant must demonstrate that all land area regulations, landscaping, drainage, utilities, fire access, parking, etc. as per the Rapid City Municipal Code and City Design Standards are being met. The property is also located within the M Hill Overlay District requiring that the project be designed in compliance with those established standards.

Major Street Plan: The Major Street Plan identifies a collector street extending through the property from Philadelphia Street to the future location of Anamosa Street. The Layout Plat does not show a collector street extending through the property. Instead, the applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to eliminate the

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collector street.

Upon submittal of a Preliminary Plat application, the plat document must be revised to show a collector street extending through the property in compliance with the Major Street Plan. In addition, construction plans for the collector street must be submitted for review and approval showing the street located within a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained or a Comprehensive Plan Amendment to the Major Street Plan must be obtained to relocate and/or eliminate the collector street.

Sewer: A conceptual sanitary sewer alignment has been submitted with the Layout Plat application. Please note that the curvilinear main alignment as shown on the layout sketch is not acceptable. In addition, unused service stubs must be abandoned in accordance with City requirements.

Staff recommends 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, including flow and capacity, be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. The plat document must also be revised to provide utility easements as needed.

Water: A general water main alignment showing the extension of the Low Level Service Zone has been submitted with the Layout Plat application. To date, information has not been provided regarding the extension of the North Rapid Water Service to the site. In addition, no domestic or fire flow calculations or data have been provided.

Staff recommends that 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.

Geotechnical Report: A preliminary geotechnical report has been submitted with the Layout Plat application. Upon submittal of a Preliminary Plat application, a complete 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.

Grading/Drainage: A site plan showing existing topography at ten foot intervals and conceptual grading contours has been provided. In addition, conceptual drainage routing has been submitted with the Layout Plat application. Upon submittal of a Preliminary Plat application, a complete grading plan showing any proposed grading and including cut and fill quantities must be submitted for review and approval. In addition, a drainage plan in compliance with

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the Drainage Criteria Manual must be submitted for review and approval. In particular, the drainage plan must include calculations demonstrating that discharge from any improvements will not exceed pre-development flow rates or local detention facilities must be provided. In addition, the plat document must also be revised to provide drainage easements as necessary.

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. Staff recommends that upon submittal of a Preliminary Plat application, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual be submitted for review and approval if any subdivision improvements are required.

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. Upon submittal of a Final Plat application, surety must 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. Prior to the City's acceptance of any public improvements, a Warranty Surety must be submitted for review and approval if subdivision improvements are required as a part of any future platting of the property.

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