

STAFF REPORT

September 7, 2000

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**PLAT #00PL077 - Layout Plat**

**ITEM 11**

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GENERAL INFORMATION:

PETITIONER	Renner & Sperlich for RichNoBron, Inc.
REQUEST	<b>PLAT #00PL077 - Layout Plat</b>
LEGAL DESCRIPTION	Lots 1-11 of Block 1 and Lots 1-23 of Block 2 and drainage detention lot of Comfort Subdivision, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.2 Acres
LOCATION	At the eastern terminus of Hanover Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District (PRD)
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential-II District
PUBLIC UTILITIES	City Water and Sewer to be Extended
REPORT BY	Blaise Emerson

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the Planning Commission, complete engineering plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the Planning Commission, a geotechnical and geology report shall be submitted identifying the potential unstable areas and for pavement design for review and approval;
3. Prior to Preliminary Plat approval by the Planning Commission, detailed drainage and erosion controls plans shall be submitted for review and approval,

Fire Department Recommendations:

4. Prior to Preliminary Plat approval by the Planning Commission, plans shall be submitted showing proposed locations of water lines and fire hydrants;
5. The street shall not exceed a maximum grade of twelve percent as per the Street Design Criteria Manual;

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Urban Planning Division Recommendations:

6. Prior to Preliminary Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid;
7. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted;
8. Prior to Final Plat approval by the City Council, no more than forty dwelling units based on the combination of all developments shall have exclusive access from Elm Avenue before a second access shall developed;
9. Prior to Preliminary Plat approval by the City Council, the applicant shall identify a roadway connection with the property owner to the east and with the property owner to the south.

GENERAL COMMENTS: The applicant is proposing a 34 residential lot subdivision. The property is located east of Elm Avenue and south of Minnesota Street. The property currently has access via Hanover Street. The property is a large hillside with a relatively flat area on the eastern side.

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 outstanding 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 that is provided. All specific details of the subdivision may not be addressed at the Layout Plat 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 City Code or the Street Design Criteria Manual will require a formal variance request or a special exemption, whichever is applicable.

STAFF REVIEW: Staff has reviewed the Layout Plat and has noted the following considerations:

Drainage and Grading: Staff has serious concerns with the major amount of grading that would be required to construct the proposed subdivision. The property is characterized as a large hillside with steep slopes. The soils in this area are shale which are known to be unstable. The amount of cutting it would require to bring the street to meet minimum grades would be between twenty to thirty feet. The lots on the east side of Richard Court are located on a hillside that have a slope over 25 percent which severely limits the buildable area on the lot. Staff has indicated that a geology report and geotechnical evaluation of soils must be submitted as part of the Preliminary Plat. In addition, a grading plan, an erosion control plan and a revegetation plan must be submitted. The erosion control plan must identify a siltation pond and the location of a silt fence. The applicant has indicated that a drainage detention

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facility will be located on a side hill. Staff has serious concerns regarding how this detention pond will function and not impact neighboring properties. A drainage plan in compliance with the South Robbinsdale Drainage Basin Design Plans must also be submitted for review and approval. Staff is recommending that this information be submitted for review and approval prior to Planning Commission approval.

Utilities - Staff has concerns with whether the proposed Richard Court can be sewered by a gravity flow sewer line. The proposed lots on the north end of the cul-de-sac are 20 to 25 feet lower than the intersection with Hanover Street. The sewer main needs to flow back to this intersection. The existing sewer in Hanover Street is not at a depth that could facilitate gravity flow sewer from the cul-de-sac.

Master Plan - The applicant has proposed to connect Hanover Street into the Meadows development to the east. As part of the approved Layout Plat for the Meadows Subdivision, a street was required to connect to the subject property. The applicant must coordinate with the developer of the Meadows Subdivision on the location of the connection of this street. Also, Staff has is requesting that a street connection be made to the south. The connection should be at the intersection of Hanover Street and Richard Court. This connection will help with the overall local street network in the area.

Staff has serious concerns with the proposed subdivision. As part of the Layout Plat, Staff has identified the major issues with the proposed subdivision. The applicant must submit detailed engineering plans as part of the Preliminary Plat. If all the concerns identified can not be fully addressed, Staff will not support a Preliminary Plat for the Subject property