

STAFF REPORT

September 7, 2000

PLAT #00PL079 - Layout Plat

ITEM 13

GENERAL INFORMATION:

PETITIONER	Lee DeLange
REQUEST	PLAT #00PL079 - Layout Plat
LEGAL DESCRIPTION	Lots 1 and 2 in Block 5 of Schamber Addition located in the NW1/4 of the NE1/4, Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .46 Acres
LOCATION	2001 Twin Elms Drive
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City Sewer and Water
REPORT BY	Bill Lass

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

Engineering Division Recommendations:

1. Upon submittal of the Preliminary Plat, the petitioner shall submit plans showing the extension of 38th Street to the southern property line of the subject property including necessary storm sewer improvements;
2. Upon submittal of the Preliminary Plat, non-access easements shall be provided along street frontages as indicated on Engineering red-line drawings;
3. Upon submittal of the Preliminary Plat, construction plans must be submitted to upgrade all road segments adjacent to this property to all city construction specifications including curb and gutter and sidewalks;
4. Upon submittal of the Preliminary Plat, the plat shall be revised to dedicate additional right-of-way for all adjacent roadways in order to meet the minimum requirements of the Street Design Criteria Manual;
5. Upon submittal of the Preliminary Plat, a topographic and grading/drainage plan shall be submitted for review and approval;

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6. Prior to approval of the Preliminary Plat, all appropriate drainage and utility easements shall be provided;
7. Prior to Final Plat approval, the petitioner's engineer shall have submitted the required subdivision improvements estimate form for all required subdivision improvements;
8. Prior to City Council approval of the Final Plat, the petitioner shall have paid the required Subdivision Inspection fees and posted financial surety for any incomplete subdivision improvements;

Register of Deeds Recommendations:

9. Prior to Final Plat approval the plat shall be revised to reflect Lots 1R and 2R;

Building Inspections Division Recommendations:

10. Prior to approval of the Final Plat by the City Council the portable shed on proposed Lot 2 shall be removed; and,
11. A minimum rear yard setback of five feet shall be maintained for the detached garage located on proposed Lot 1.

GENERAL COMMENTS:

This Layout Plat has been submitted to reconfigure two lots into two new lots. The plat proposes to take two long, narrow lots totaling approximately 20,000 square feet and reconfigure them into two new lots with the new lot line running north/south rather than east/west. There is an existing single-family home located on proposed Lot 1 while proposed Lot 2 would be available for development. Currently this property constitutes a developmental lot allowing only one home. The subject property fronts on three public streets – Twin Elms Drive, Schamber Street, and 38th Street, although 38th Street does not extend to the south property line of the subject 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 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 exception, whichever is applicable.

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

Road Improvements: Most of the identified issues relate to required road improvements. The existing roadways which abut this property do not meet current city street construction standards nor right-of-way widths. Some of the issues that the petitioner's engineer would need to address as part of the Preliminary Plat include dedicating additional right-of-way to

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meet the required street widths, submitting plans for the extension of 38th Street including storm sewer improvements, and submitting plans for the installation of curb and gutter on all adjacent street sections currently lacking these improvements.

Grading and Drainage: As part of the Preliminary Plat, the petitioner's engineer will be required to submit grading and drainage plans in addition to topographic information for the property. Drainage easements will need to be provided as required by the Engineering Division.

Staff has reviewed this proposed Layout Plat and has found that it can meet all applicable requirements pending compliance with the engineering issues outlined in this Staff Report. It should be stressed, however, that substantial infrastructure upgrades are needed in order for the plat to proceed.