

STAFF REPORT

March 21, 2002

No. 02PL018 - Layout Plat

ITEM 55

GENERAL INFORMATION:

PETITIONER	Robert and Donald Grimm
REQUEST	No. 02PL018 - Layout Plat
EXISTING LEGAL DESCRIPTION	Balance of Tract B of Government Lot 3 of Grimm Addition, Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 4 of Grimm Addition, Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.35 acres
LOCATION	At the southeast corner of the intersection of Creek Drive and Viewfield Avenue
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	(County)
South:	Light Industrial District
East:	Medium Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer to be extended
DATE OF APPLICATION	02/20/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Upon submittal of the Preliminary Plat, the plat shall be revised to show a non-access easement along the Creek Drive property line and 50 feet along the Viewfield Drive from the intersection of Creek Drive and Viewfield Drive;
2. Upon submittal of the Preliminary Plat, sewer plans prepared by a Register Professional Engineer showing the extension of the sanitary sewer main along Creek Drive shall be submitted for review and approval;
3. Upon submittal of the Preliminary Plat, water plans prepared by a Register Professional Engineer showing the extension of water mains along Creek Drive and Viewfield Avenue shall be submitted for review and approval;
4. Upon submittal of the Preliminary Plat, complete engineering plans prepared by a Register

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- Professional Engineer shall be submitted for review and approval, including a complete street design plan and storm water drainage plan for Creek Drive and Viewfield Drive where they abut the subject property;
5. Prior to Preliminary Plat approval by the Planning Commission, major drainage easements shall be shown on the plat as required by the Engineering Division;
 6. Prior to Preliminary Plat approval by the Planning Commission, the proposed plat shall be revised to show the existing right of way width along the Creek Drive frontage and show the dedication of additional right of way as necessary to meet the requirements of the Street Design Criteria Manual for arterial streets;
 7. Prior to Preliminary Plat approval by the Planning Commission, major drainage easements shall be shown on the plat as required by the Engineering Division;

Fire Department Recommendations:

8. Upon submittal of the Preliminary Plat, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval;

Urban Planning Division Recommendations:

9. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
10. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid or a variance to the Subdivision Regulations shall be obtained.

GENERAL COMMENTS: The applicant has submitted this Layout Plat to identify what the major issues will be regarding the platting of a 2.35 acre unplatted parcel in order to transfer title of the property. The property is located at the intersection of Creek Drive and Viewfield Avenue and is void of any structural development. Creek Drive, where it abuts the subject property is a gravel drive. The Viewfield Avenue right of way abuts the property on the north and has not been constructed. The applicant has submitted an associated Subdivision Variance (File #02SV013) request to waive the requirement to install curb and gutter, street light conduit, water line and pavement on Viewfield Avenue and to waive the requirement to install sanitary sewer and street light conduit on Creek Drive.

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 Rapid City Municipal Code or the Street Design Criteria Manual will require a formal variance request or a special exception, whichever is applicable.

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

Road Improvements: As mentioned previously, Creek Drive is not improved along the frontage of the subject property. In addition, the right of way for Viewfield Avenue, along the north side of the property, has not been improved. The applicant has submitted a Subdivision Regulations Variance request (File #02SV013) as a companion item to this plat to waive the requirement to install curb and gutter, street light conduit, water line and pavement on Viewfield Avenue and to waive the requirement to install sewer and street light conduit on Creek Drive. Prior to Final Plat approval, the subdivision improvements as specified in Section 16.20.040 of the Rapid City Municipal Code must be completed or the Subdivision Regulations Variance must be obtained.

Drainage Concerns: The Engineering Division has noted that the Perrine Drainage Basin Design Plan includes a future storm water detention facility on the property directly north of the Viewfield Avenue right of way. The detention facility outlet will discharge into a ditch that crosses the Viewfield Avenue right of way and has been constructed along the east side of the subject property. Though an 87 foot wide drainage and utility easement has been platted along the east side of the property, it appears that a portion of the drainage ditch is not located within the easement. To ensure that the entire drainage ditch and the required improvements as identified in the Perrine Drainage Basin Design Plan are located within dedicated easements, the Engineering Division is requiring that the applicant provide topographic mapping and drainage information for the subject property and the Viewfield Avenue drainage ditch crossing.

Right Of Way: Creek Drive is identified on the adopted Major Street Plan as an arterial road requiring a minimum 100 foot right of way width. Prior to Preliminary Plat approval the applicant must identify the existing Creek Drive right of way width. The Subdivision Regulations require that additional right of way be dedicated at the time of platting if the existing right of way is less than what is required by the Street Design Criteria Manual. Prior to Final Plat approval, additional right of way may need to be dedicated to provide for the required right of way width as identified in the Street Design Criteria Manual for an arterial street.

Utility Extension: The Engineering Division has also noted that water and sanitary sewer mains must be extended to the north property line along Creek Drive and a water line installed along the Viewfield Avenue frontage. The Fire Department has indicated that depending on the future development of the property that the installation of fire hydrants will be required based on the applicable Uniform Fire Codes.

Non-Access Easements: As mentioned previously, Creek Drive is classified as an arterial street on the adopted Major Street Plan while Viewfield Avenue is considered a local street. The Street Design Criteria Manual requires that if a property has frontage on more than one street, access to the property shall be taken from the lesser traveled street frontage. The Engineering Staff is recommending that upon submittal of a Preliminary Plat that the applicant provide a non-access easement along the Creek Drive property line as well as along the Viewfield Drive property line for a distance of 50 feet from the intersection of

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Creek Dive and Viewfield Drive.