

STAFF REPORT
May 26, 2005

No. 05PL080 – Layout Plat

ITEM 18

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting for Atlantis L.L.C.
REQUEST	No. 05PL080 – Layout Plat
EXISTING LEGAL DESCRIPTION	Lots 1 and 2 of Tract F of W-Y Addition, less Lot H-1 of Lot 1 and less Lot H-1 of Lot 2, and including a portion of DM&E Railroad Right-of-Way, Section 27, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 of Atlantis Subdivision, Section 27, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.04 acres
LOCATION	At the intersection of I-90 Service Road and Elk Vale Road
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Box Elder
South:	General Commercial District
East:	Box Elder
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/29/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat application, a drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary;
3. 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 extension of water main(s) outside of public right-of-way will require that they be located in a "public utility easement" either by amending the

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- plat document to show the easement(s) or a miscellaneous document shall be recorded at the Register of Deed's Office creating the easement(s);
4. 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. In addition, the extension of water main(s) outside of public right-of-way will require that they be located in a "public utility easement" either by amending the plat document to show the easement(s) or a miscellaneous document shall be recorded at the Register of Deed's Office creating the easement(s);
 5. Upon submittal of a Preliminary Plat application, road construction plans for Elk Vale Road shall be submitted for review and approval. In particular, Elk Vale Road shall be 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;
 6. Upon submittal of a Preliminary Plat application, road construction plans for the I-90 service road shall be submitted for review and approval. In particular, the I-90 service road shall be constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 7. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 8. The International Fire Code shall be continually met;
 9. Prior to submittal of a Final Plat application, a miscellaneous document or an "H Lot" shall be recorded at the Register of Deed's Office securing the proposed access easement as legal access to the site;
 10. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along Elk Vale Road and the I-90 service road except for approved approach location(s); and,
 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.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to consolidate two lots and a portion of the D.M. & E. railroad right-of-way into one 5.04 commercial lot. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along Elk Vale Road and the I-90 service road; to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along the access easement; and to allow a lot twice as long as it is wide. (See companion Item 05SV032.) Please note that the property located directly north of the subject property is located in the City limits of Box Elder.

The applicant has submitted a site plan identifying the future construction of a hotel and a restaurant on the subject property and a second hotel and a lounge on the adjacent lot located in Box Elder as one commercial complex. On May 3, 2005, the Zoning Board of Adjustment approved a Variance to the Zoning Ordinance to increase the height from 60 feet in lieu of 45 feet in the General Commercial District for the proposed hotel to be located on the subject property.

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The subject property is located in the southeast corner of the intersection of Elk Vale Road and the I-90 service road. Currently, the subject property is void of any structural development.

STAFF REVIEW:

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

Drainage: As part of the Preliminary Plat application, a drainage plan must be submitted for review and approval. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. Staff is recommending that upon submittal of a Preliminary Plat application, a drainage and grading plan, as well as an erosion and sediment control plan, be submitted for review and approval and the plat document be revised to provide drainage easements as identified.

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 or a Variance to the Subdivision Regulations shall be obtained. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat application.

Water: 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 shall be obtained. In particular, the existing 12 inch water main located in the Beale Street/Elk Vale Road intersection to the east lot line of the subject property. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat application.

Water and Sewer Service Agreement: As previously indicated, the property is located adjacent to the City limits of Box Elder. The applicant has indicated that the subject property and the adjacent property located in Box Elder will be developed as one commercial site. In addition, the applicant has submitted a proposed utility layout showing the extension of Rapid City water and sewer mains through the two lots. In particular, the site plan shows service taps from the Rapid City sewer and water mains to the proposed structures located in Box Elder. The applicant and the City of Box Elder have entered into an agreement with Rapid City which states that Rapid City will provide service to the property on an interim basis for a period of five years. After five years, Box Elder will either provide service to the property or facilitate de-annexation of this parcel from Box Elder. (A copy of the agreement has been attached for your review.)

Elk Vale Road: Elk Vale Road is located along the west lot line of the subject property and is classified as a principal arterial street on the City's Major Street Plan requiring that it be located in a minimum 100 foot wide right-of-way with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Elk Vale Road is located in a 200 foot wide right-of-way with a 24 foot wide paved surface. Upon submittal of a Preliminary Plat application, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

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I-90 Service Road: The I-90 Service Road is located along a portion of the north lot line of the subject property and is classified as a commercial street requiring that the street be located in a minimum 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, the I-90 service road is located in the I-90 right-of-way and is constructed with an approximate 24 foot wide paved surface. Upon submittal of a Preliminary Plat application, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Access Easement: The applicant has indicated that an access easement will be extended from the I-90 service road through the adjacent property located in the City limits of Box Elder to serve as legal access to the subject property. The proposed access easement is not located in the platting jurisdiction of Rapid City. However, staff is recommending that prior to submittal of a Final Plat application, a miscellaneous document or an "H Lot" be recorded at the Register of Deed's Office securing the proposed access easement as legal access to the site.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. The International Fire Code will need to be continually met.

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