

STAFF REPORT

June 8, 2000

PLAT #00PL050 - Preliminary and Final Plat

GENERAL INFORMATION:

PETITIONER	Dream Design for SSJE, LLC
REQUEST	PLAT #00PL050 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 3 of Lot A, Lot 4 of Lot A, Lot 5 of Lot A, Lot 6 of Lot A, and Lots 1 through 4 of DDE Subdivision, located in the SW1/4 of SW1/4 of Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 11 Acres
LOCATION	At the intersection of Jess Street and Cambell Street
EXISTING ZONING	General Commercial (Planned Commercial Development)
SURROUNDING ZONING	
North:	Heavy Industrial (County)
South:	General Commercial-Low Density Residential
East:	General Commercial (Planned Commercial Development)
West:	General Commercial
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, a revised drainage plan in accordance with the Perrine Drainage Basin Plan shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, a revised grading plan shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, the plat shall be revised showing the extension of Jess Street to the east lot line of the unplatted balance;
4. Prior to Preliminary Plat approval by the City Council, engineering plans, including a complete paving design plan and geotechnical information, shall be submitted for the construction of Jess Street to a Lane Road standard with a minimum 49 foot wide right-of-way and a 26 foot wide paved surface, curb, gutter and sidewalks;

STAFF REPORT

June 8, 2000

PLAT #00PL050 - Preliminary and Final Plat

5. Prior to Preliminary Plat approval by the City Council, a sanitary sewer plan shall be submitted identifying the existing sewer line located along Kermit Lane and existing and proposed sewer lines along Jess Street. Sanitary sewer easements shall be identified on the plat as required by the Engineering Division;
6. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the Engineering plans as identified on the red lined drawings. Additionally, the red lined drawings shall be returned to the Engineering Division;
7. Prior to Preliminary Plat approval by the City Council, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval;
8. Prior to Final Plat approval by the City Council, temporary gravel turnarounds shall be constructed at the end of Jess Street. Barricades and/or signage shall be posted identifying the road as a "dead end" street;
9. Prior to Final Plat approval by the City Council, an erosion control plan shall be provided for review and approval and a note shall be placed on the engineering plans stating that erosion will be controlled;
10. Prior to Final Plat approval by the City Council, plans shall be submitted identifying that adequate measures to prevent the tracking of mud during construction onto Jess Street shall be in place prior to initiation of any construction. Those measures will include the placement of two to three inch clean rock fifty feet back from the terminus of Jess Street;
11. Prior to Final Plat approval by the City Council, a common access easement shall be shown along the west lot line of the property;

Urban Planning Division Recommendations:

12. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted and all subdivision inspection fees paid; and,
13. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: In July, 1998, the subject property was annexed into the City limits of Rapid City and, subsequently, rezoned General Commercial with a Planned Development Designation. In 1998, a Preliminary and Final Plat was approved on the subject property creating Lot A, a 9.410 acre parcel, and leaving a 10.5 acre unplatted balance. In July, 1999, a Preliminary and Final plat was approved creating Lot 1 of Lot A and Lot 2 of Lot A, leaving a balance of 5.34 acres as Lot A.

The applicant has submitted a Preliminary and Final Plat proposing to replat the remaining balance of Lot A into four commercial lots and to plat a portion of the unplatted balance creating four additional commercial lots. The lots will range in size from .695 acres to 1.632 acres. A 5.34 acre parcel will be left as an unplatted balance.

STAFF REPORT

June 8, 2000

PLAT #00PL050 - Preliminary and Final Plat

The proposed plat is a companion item to a Major Amendment to a Planned Development Designation to increase the previously approved boundaries for Phase One of Lot A and a companion item to a Final Commercial Development Plan for proposed Lot 3.

STAFF REPORT

June 8, 2000

PLAT #00PL050 - Preliminary and Final Plat

Staff Review: Staff has reviewed the Preliminary and Final Plat and has noted the following considerations:

Zoning: As previously indicated, the property was rezoned in 1998 to General Commercial with a Planned Development Designation. In November, 1998, a Final Commercial Development Plan was approved for Phase One of Lot A to allow a 10,500 square foot strip mall with five (5) lease spaces to be constructed on the property (Lot 1 of Lot A). In June, 1999, a Final Commercial Development Plan was approved for Phase Two of Lot A to allow a 15,210 square foot building with one leased space to be constructed on the property (Lot 2 of Lot A). The applicant has submitted a Final Commercial Development Plan for Lot 3 as identified on the proposed plat (see companion item #00PD020). Prior to development on the remaining proposed lots, a Final Commercial Development Plan must be approved. The proposed uses must be allowed in the General Commercial Zoning District.

Drainage and Grading Plan: The Engineering Division has indicated that a revised grading plan must be submitted identifying that drainage is being diverted to the eastern portion of the property. A drainage plan must also be submitted identifying that drainage is being directed east to the proposed detention facility in the Perrine Drainage Basin. Drainage easements must be identified on the property as needed. In addition, the Engineering Division has indicated that Perrine Drainage Basin Fees shall apply.

Road Improvements: As previously indicated, a Planned Development Designation was approved in 1998. The Planned Development Designation stated that prior to Final Commercial Development Plan approval of more than two proposed lots on Lot A, Jess Street shall be extended to the eastern property line of Lot A; and that prior to Final Commercial Development Plan approval for Parcel B (a portion of proposed Lots 1 through 3 and the unplatted balance), the east/west road (Jess Street) shall be developed to the eastern property line of Parcel B and that improvements to Creek Drive located in the section line right-of-way along the east lot line shall be completed. The applicant is also requesting approval of a Major Amendment to the Planned Development Designation to modify the requirements that Creek Drive be constructed in conjunction with the development of Parcel B. Staff is concerned that development be phased in such a manner as to insure that Creek Drive be constructed. The unplatted balance has a number of major electrical transmission lines that bisect the property. Due to the number of utility easements located on the property, it appears that a limited buildable site may exist to support structural development. This was the rationale utilized when the original agreements were reached and the conditions of the Planned Commercial Development were established in 1998. Staff is concerned with the viability of lots in this area supporting the cost of the required improvements to both Jess Street and Creek Drive. Staff believes that particular attention must be paid to the phasing of this project to insure that the City avoids the problems that have been experienced in other areas including Willowbend Drive, Carriage Hills Drive and Minnesota Street.

STAFF REPORT

June 8, 2000

PLAT #00PL050 - Preliminary and Final Plat

On May 30, 2000, staff met with the applicant and the property owner to discuss various options to insure the timely construction of Jess Street and Creek Drive as required by the Planned Development Designation approved in 1998. Staff is recommending that upon Preliminary and Final Plat approval and/or upon Final Commercial Development Plan approval for proposed Lot 3, Jess Street shall be constructed to the east lot line of Parcel B. In addition, staff is recommending that prior to Final Plat approval and/or Final Development Plan approval on proposed Lot 4, the southern portion of Creek Drive shall be constructed from Jess Street to the south lot line; and, that prior to Final Plat approval or Final Development Plan approval on proposed Lot 1 or Lot 2, the northern portion of Creek Drive shall be constructed from Jess Street to the north lot line. The Engineering Division has indicated that Jess Street is classified as a Local Road, requiring a minimum 49 foot wide right-of-way with a 26 foot wide paved surface. The Major Street Plan identifies Creek Drive as a Collector Road requiring a minimum 68 foot wide right-of-way with a 40 foot wide paved surface. Upon development of Lot 1, Lot 2 and/or Lot 4, Creek Drive must be constructed as a Collector Road as previously described. If the applicant fails to obtain right-of-way from the adjacent property owner, the full right-of-way for Creek Drive must be dedicated from Parcel B.

The Engineering Division has also indicated that a complete paving design plan, including geotechnical information, must be submitted for Jess Street prior to Preliminary Plat approval.

Temporary Turnaround/Erosion Control: The Engineering Division has indicated that a graveled temporary turnaround must be constructed at the end of Jess Street and signage must be posted identifying the road as a "dead end" street. The Engineering Division has also indicated that two or three inches of clean rock gravel, two to three inches in diameter, be provided. The rock serves as a construction staging area where the mud from the tires of construction trucks is removed. In addition, the Engineering Division has indicated that erosion control measures must be implemented until vegetative growth is re-established during the construction phase.

Sanitary Sewer Easements: The Engineering Division has indicated that a sanitary sewer plan must be submitted identifying the existing sewer line located along Kermit Lane. The Engineering Division has indicated that a portion of the sanitary sewer line may be located on proposed Lot 2 and Lot 3. If so, a sanitary sewer easement must be identified on the plat for the existing sewer line. In addition an easement for the proposed sanitary sewer lines must be shown along Jess Street to the east lot line of the unplatted balance.

Subdivision Improvements: Prior to Final Plat approval, subdivision improvements as specified in Section 16.20.040 of the Rapid City Municipal Code must be completed, or surety must be posted. The Engineering Division has indicated that the water and wastewater system as well as the streets must be constructed as per approved plans. Staff is recommending that all subdivision improvements be completed prior to Final Plat approval or that surety be posted.

STAFF REPORT

June 8, 2000

PLAT #00PL050 - Preliminary and Final Plat

Air Quality: The Air Quality Office has indicated that an Air Quality Permit is needed prior to any development work or construction in excess of one acre. The applicant should be aware that an Air Quality Permit may be needed.

Staff believes that this proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.