

STAFF REPORT

February 24, 2000

PLAT #00PL011 - Preliminary and Final Plat

GENERAL INFORMATION:

PETITIONER	Gary Renner for Julie Rathbun
REQUEST	PLAT #00PL011 - Preliminary and Final Plat
LEGAL DESCRIPTION	Tract A of East Mall Subdivision, located in the NW1/4 of NE1/4 and SW1/4 of NE1/4 of Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 25.010 Acres
LOCATION	At the intersection of LaCrosse Street and Mall Drive
EXISTING ZONING	General Commercial
SURROUNDING ZONING	
North:	General Commercial
South:	General Commercial
East:	General Commercial
West:	General Commercial
PUBLIC UTILITIES	To Be Extended
REPORT BY	Bill Lass

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

Engineering Division Recommendations:

1. Required Subdivision improvements shall include but not be limited to:
 - (a) The construction of Mall Drive where it abuts this property including curb and gutter, sidewalks, and sewer and water mains. Financial surety shall be posted for these improvements.
 - (b) The improvement of LaCrosse Street to City standards including curb and gutter, deceleration lane, sidewalks and sewer and water mains. Financial surety shall be posted for these improvements.
 - (c) The improvement of Seger Drive to City standards including curb and gutter, sidewalks and water and sewer mains. The petitioner shall either post financial surety or shall enter into a Waiver of Right to Protest agreement with the City regarding these improvements.
 - (d) The modification to the existing sewage lift station to accommodate the increased demand from the subject property. The petitioner shall complete this improvement upon issuance of a building permit.

2. 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;
3. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted unless those improvements have been approved as part of a Waiver of Right to Protest agreement regarding future assessment projects;
4. Prior to City Council approval of the Preliminary Plat, the petitioner shall provide topographic data substantiating the location and size of the proposed drainage easement - subject to Staff approval;
5. Prior to City Council approval of the Preliminary Plat, the proposed drainage easement shall be expanded to account for drainage from the south and for on-site detention;

Fire Department Recommendations:

6. Prior to Preliminary Plat approval by the City Council, a site plan shall be provided identifying all underground utilities for reference to help locate any on-site fire hydrant that may be required;

Traffic Engineering Division Recommendations:

7. Prior to City Council approval of the Preliminary Plat, the plat shall be revised so that the approaches located at the extreme northeast corner and southeast corners of Tract A become shared approaches;

Urban Planning Division Recommendations:

8. Prior to City Council approval of the Final Plat, all affected utility companies shall have approved of the proposed vacation of the eastern one-half of March Avenue;
9. Prior to any future phases of platting, the petitioner shall submit a revised master land use plan subject to review and approval by the Planning Commission;
10. Prior to Preliminary Plat approval by the City Council, financial surety shall be posted for complete engineering plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code for those subdivision improvements set forth in Stipulation #'s 1a, 1b, 1c and 1d. ; and,

Emergency Services Dispatch Center Recommendations:

11. Prior to City Council approval of the Final Plat, the street names on the plat shall be corrected to read "North LaCrosse Street" and "East Mall Drive."

GENERAL COMMENTS: This request is to plat a twenty-five acre lot for the proposed *Wall to Wall Sports and Event Center*. The subject property is located on the east side of LaCrosse Street, north of the future easterly extension of Mall Drive and south of Seger Drive. The subject property is part of a much larger - 109 acre parcel of land. The petitioner has also submitted a master plan for Tract A and the balance of the property (see attached). In addition to the event center site, the master plan proposes a combination of commercial, office, industrial, and residential land uses.

STAFF REVIEW: A Layout Plat for this lot was approved by the City Council on May 3, 1999. The stipulations of that Layout Plat and the current status of compliance are as follows:

- 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;

When the Layout Plat was approved for this property in May, 1999 the property was included as part of an approved Tax Increment Financing District. The purpose of the district was to help finance the extension of Mall Drive where it abuts the subject property. This Tax Increment Financing District was recently revoked by the City Council. Therefore, the petitioner must provide the necessary financial surety to cover the cost of extending Mall Drive including the roadway design. Mall Drive will need to be constructed to City standards including curb and gutter, sidewalks and all utilities.

In addition to Mall Drive, the platting of the subject property is triggering the requirement for improvements to LaCrosse Street and Seger Drive. Currently, both of these streets are paved rural section roadways. The platting of the subject property will require the installation of curb and gutter and sidewalks along both roadways. The petitioner will provide financial surety to cover the costs of the LaCrosse Street improvements. The City and the petitioner will enter into a Waiver of Right to Protest agreement for future assessed projects for the Seger Drive improvements.

2) Prior to Preliminary Plat approval by the Planning Commission, an engineering evaluation and design shall be provided showing how the sewer system and pumping configuration will be added to or modified to handle the existing and future sewer flows without adverse effects on the City sanitary sewer system;

As noted as part of the Layout Plat review, the area surrounding the subject property is being served by a private lift station located at the southeast corner of the intersection of Mall Drive and LaCrosse St. This lift station pumps the sewage into the City's gravity flow main line. This gravity flow main line is near or at capacity. As part of the required subdivision improvements, the petitioner will need to provide the engineering plans and physical improvements necessary to upgrade the facility.

3) Prior to Preliminary Plat approval by the Planning Commission, a site plan shall be provided identifying all underground utilities for reference to help locate any on-site fire hydrant that may be required;

As of this writing, this information has not yet been submitted. The Fire Department has indicated that this information must still be submitted for review prior to City Council action on the plat.

4) Prior to Preliminary Plat approval by the Planning Commission, an additional seventeen feet (17') of right of way shall be dedicated along the entire frontage of Seger Drive;

The plat has been revised to reflect the dedication of this right-of-way.

5) Prior to Preliminary Plat approval by the Planning Commission, March Avenue adjacent to the property shall be vacated;

The plat as submitted reflects the vacation of the eastern one-half of the March Avenue right-of-way. Staff has sent letters to all affected utility companies to determine if there are any affected utility lines in the right-of-way to be vacated. As of this writing, Staff has not received responses from the utility companies. Staff is recommending that the plat be approved with the stipulation that prior to City Council approval, the affected utility companies respond in writing that the proposed vacation is acceptable.

6) Prior to Preliminary Plat approval by the Planning Commission, a non-access easement shall be identified along the entire frontage of Mall Drive, LaCrosse Street, and Seger Drive

except for the approach locations that meet the minimum spacing from a signalized intersection and minimum spacing between approaches;

The plat reflects the provision of these non-access easements.

7) Prior to Preliminary Plat approval by the Planning Commission, a master plan of the entire 109 acre property shall be submitted;

As mentioned, the petitioner has submitted a master plan for the entire parcel. In addition to the sports center site the master plan proposes a combination of commercial, office, industrial and residential land uses to the east of the sports center. Staff has noted that except for the sports center site, the master plan does not conform to the draft future land use plan for this area. Therefore, Staff is recommending that this plat be approved with the understanding that a revised master plan would need to be submitted and approved for all areas outside of Tract A prior to those areas being platted.

8) 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;

The petitioner has submitted the subdivision improvement estimate which has been approved by the Engineering Division. Staff will work with the petitioner to ensure that the required subdivision inspection fees are paid prior to City Council action.

9) Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted;

Staff will work with the petitioner to ensure this requirement is met prior to City Council approval of the Final Plat. As mentioned earlier, the petitioner has agreed to enter into a Waiver of Right to Protest agreement with the City regarding future assessment projects for some of the improvements and bond for other improvements.

In addition to the preceding requirements, Staff review of this proposed Preliminary and Final Plat has identified the following issues:

Topographic Information: There is large drainage that crosses the subject property from west to east. The proposed plat identifies this drainage with a wide drainage easement along the southern part of the property. The Engineering Division has noted that no topographic information has been submitted to substantiate the location and sizing of this easement. Prior to City Council approval of the Preliminary Plat, the petitioner's engineer must provide this information.

Shared Approaches: The City Traffic Engineer has noted that two of the accesses to Tract A are proposed at the northeast and southeast corners of the lot. The Traffic Engineer is recommending that this access be designated as shared accesses so that the property to the east of Tract A will be able to utilize the approaches in the future.

Air Quality Permit: Although not a platting requirement, the Pennington County Air Quality Office has stated that an Air Quality permit is required prior to any surface disturbance on this site.

Staff has reviewed this proposed Preliminary and Final Plat and has found it to be in general compliance with all applicable zoning and subdivision ordinance requirements assuming compliance with the previously-stated stipulations.

