

# STAFF REPORT

June 8, 2000

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## **PLAT #00PL045 - Preliminary and Final Plat**

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### GENERAL INFORMATION:

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| PETITIONER         | Dream Design International for Helgeson Co.   |
| REQUEST            | <b>PLAT #00PL045 - Preliminary and Final Plat</b>   |
| LEGAL DESCRIPTION  | Lot 1 Revised of Trimble Subdivision less dedicated public right of way located in Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE     | Approximately 22.8 Acres  |
| LOCATION           | South of U.S. Highway 16 and west of Texas Street   |
| EXISTING ZONING    | Office Commercial (Planned Development Designation)   |
| SURROUNDING ZONING |   |
| North:             | Park Forest-General Commercial (Planned Commercial Development)   |
| South:             | Low Density Residential (Planned Residential Development)   |
| East:              | Low Density Residential (Planned Residential Development)   |
| West:              | Park Forest   |
| PUBLIC UTILITIES   | City sewer and water  |
| REPORT BY          | Vicki L. Fisher   |

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

### Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the Planning Commission, additional drainage information, grading and topographic information as well as geotechnical evaluation information and slope stability analysis information may be required by the Engineering Division. Major drainage easements shall be shown on the plat as required by the Engineering Division;
2. Prior to Preliminary Plat approval by the City Council, the sanitary sewer line shall be relocated within the road right-of-way or a utility easement shall be shown on the plat for that portion of the sanitary sewer line located outside of the proposed road right-of-way;
3. Prior to Preliminary Plat approval by the City Council, revised road construction plans for the proposed approach from the adjacent property to U. S. Highway 16 shall be submitted for review and approval by the City Engineering Division and the South Dakota Department of Transportation;

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4. 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;

#### Urban Planning Division Recommendations:

5. Prior to City Council approval of the Final Plat, the plat shall be revised to show Fox Run Drive as right-of-way;
6. Prior to City Council approval of the Final Plat, a subdivision estimate form shall be submitted and all subdivision inspection fees paid; and,
7. Prior to City Council approval of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat proposing to replat an existing lot to create right-of-way for the extension of Fox Run Drive to City View Drive.

In 1992, a Layout Plat was approved on the subject property creating a 16.089 acre lot known as Lot 1, Trimble Subdivision. On December 29, 1999, a Preliminary and Final Plat was approved reconfiguring Lot 1 to create a 22.846 acre lot. The reconfigured lot eliminated the western 1,050 feet and moved the southern boundary 400 feet further to the south.

On May 15, 2000 a Planned Residential Development (Initial and Final Development Plan) was approved to allow a congregate housing and assisted living complex to be located on the subject property. A condition of approval required that prior to issuance of a Certificate of Occupancy for the proposed structure, the right-of-way for the extension of Fox Run Drive must be platted.

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

Topographic Information/Drainage & Grading Plan: The Engineering Division has indicated that additional grading information and drainage information along with topographic information may be required for review and approval to insure that drainage easements are identified on the property as needed. The drainage plan must verify that the proposed drainage pipe is located within a "major drainage easement" and that the pipe is sized correctly to handle the water flows. The Engineering Division has indicated that a "major drainage easement" must be shown to include the culvert located along the western end of Fox Run Drive.

In addition, the Engineering Division has indicated that additional slope stability analysis information and geotechnical information may be required and that the geotechnical information must be shown on the construction plans.

Wastewater System: The wastewater plan identifies that a portion of the sanitary sewer line is located outside of the proposed right-of-way. The Engineering Division has indicated that the

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sanitary sewer line must be relocated within the road right-of-way or a utility easement must be shown on the plat for that portion of the sanitary sewer line located outside of the road right-of-way.

Access: As previously indicated, the plat proposes to extend Fox Run Drive to City View Drive. The adjacent property is currently being platted to extend City View Drive to U. S. Highway 16. Road construction plans for the proposed approach from City View Drive to U. S. Highway 16 have been submitted for review and approval by the City Engineering Division and the South Dakota Department of Transportation. The agencies have indicated that the plans must be revised to address concerns with the design of the median, deceleration lane alignment, guard rail requirement, signage, and erosion control information. The previously approved Planned Residential Development identified the approach along U. S. Highway 16 as the primary access point to the subject property. Prior to Preliminary Plat approval, revised road construction plans for the proposed approach must be submitted for review and approval by the City Engineering Division and the South Dakota Department of Transportation.

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 Fox Run Drive must be constructed to sub-collector standards with a minimum 49 foot wide right-of-way and a 22 foot wide paved surface, with curb, gutter and sidewalks. Staff is recommending that all subdivision improvements be completed prior to Final Plat approval or that surety be posted.