

STAFF REPORT

March 8, 2001

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**No. 01PL011 - Layout Plat**

**ITEM 22**

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GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 01PL011 - Layout Plat</b>
LEGAL DESCRIPTION	Tract A of Tract 1 of W1/2 SW1/4, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20 Acres
LOCATION	On U.S. Highway 16 north of Golden Eagle Drive and adjacent to the Old Marine Life
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Business Park District
South:	General Commercial District
East:	General Commercial District
West:	General Agriculture District
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

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 service road except for the approved approach location(s);
2. Upon submittal of the Preliminary Plat, grading plans and a complete drainage plan shall be submitted for review and approval;
3. Upon submittal of the Preliminary Plat, 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;
4. Upon submittal of the Preliminary Plat, water plans prepared by a Registered Professional Engineer shall be submitted showing the extension of water mains for review and approval;
5. Upon submittal of the Preliminary Plat, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. In particular, a complete street design plan shall be submitted showing the location of utilities, storm drainage, curb and gutter, and sidewalk improvements;
6. Prior to submittal of the Preliminary Plat, the applicant shall review the potential vacation of that portion of Golden Eagle Drive located adjacent to proposed Lot D with the Engineering Division and the Planning Department;

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7. Prior to Final Plat approval by the Planning Commission, major drainage easements shall be shown on the plat as required by the Engineering Division;
8. Prior to Final Plat approval by the City Council, the section line highway shall be improved or a Subdivision Regulations Variance shall be obtained to waive improving that portion of the section line highway located north of the proposed interior road;

South Dakota Department of Transportation Recommendations:

9. Upon submittal of the Preliminary Plat, access locations, crossover locations and turn lane locations shall be submitted for review and approval;
10. Prior to Final Plat approval by the City Council, all necessary road improvements along U. S. Highway 16 and the service road shall be completed;

Fire Department Recommendations:

11. 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;

Register of Deed's Office Recommendation:

12. Upon submittal of the Preliminary Plat, a revised subdivision name shall be submitted for review and approval;

Emergency Services Communication Recommendation:

13. Upon submittal of the Preliminary Plat, the proposed road shall be named;

Urban Planning Division Recommendations:

14. Prior to Final Plat approval by the City Council, the property shall be rezoned as identified on the adopted Southwest Connector Neighborhood Future Land Use Plan;
15. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
16. 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 fee shall be paid.

GENERAL COMMENTS: The applicant has submitted a Layout Plat to subdivide a twenty acre lot to create a four lot subdivision. The proposed lots range in size from 3.2 acres to 6.6 acres. The property is located along U. S. Highway 16, north of Golden Eagle Drive and adjacent to the old Marine Life property. Currently, the property is void of any structural development.

The applicant has indicated that the property will be platted in phases. Phase One will include platting Lot A and constructing that portion of the proposed roadway located adjacent to the lot. The number of additional phases has not been determined at this time.

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

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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.

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

Zoning: The property is currently zoned General Agriculture District. For churches and other permitted main and accessory buildings other than dwellings and buildings accessory to dwellings, the lot area must be adequate to provide minimum required yard areas and provide the minimum off-street parking area. A minimum 20 acre lot size is required for dwellings and buildings accessory to the dwellings. As previously indicated, the proposed lots range in size from 3.2 acres to 6.6 acres, significantly less than the minimum required 20 acre lot size to allow residential development on the property(s). Staff is recommending that the property be rezoned in accordance with the adopted Comprehensive Plan prior to Final Plat approval.

As previously indicated, the applicant has identified that a fire station will be constructed on proposed Lot B. A fire station is not a permitted use in the General Agriculture District requiring that the property be rezoned prior to issuance of a building permit. Staff is recommending that the applicant review the Southwest Connector Future Land Use Plan. Amendments to the plan may be necessary to accommodate the development in accordance with the current intentions of the City Council.

Access and Road Network: The Layout Plat identifies that an approach off of the service road located adjacent to U. S. Highway 16 will serve as access to the property. In addition, Golden Eagle Drive is located along the south lot line of the subject property. The Layout Plat also identifies that an interior road will be extended from the service road to Golden Eagle Drive. The South Dakota Department of Transportation has indicated that access locations, crossover locations and turn lane locations along the service road and U. S. Highway 16 must be submitted for their review and approval. In addition all necessary road improvements along these two roadways must be completed prior to Final Plat approval.

The Engineering Division has indicated that it may be desirable to vacate that portion of Golden Eagle Drive located adjacent to proposed Lot D in order to limit the number of approaches onto the service road and to improve the function of the crossover on U. S. Highway 16. The proposed interior road would then serve to carry traffic from Golden Eagle Drive to the service road. Prior to submittal of the Preliminary Plat, the applicant shall review this issue with the Engineering Division and the Planning Department.

Section Line Right-of-way: A section line highway is located along the west lot line. A portion of the proposed interior road is located within the section line highway. The entire section line highway must be improved or the applicant must obtain a Subdivision Regulations Variance

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to waive improving that portion of the section line highway located north of the proposed interior road.

Subdivision Improvements: Upon Preliminary Plat submittal, complete engineering plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code must be submitted for review and approval. These plans must include construction plans in compliance with City Standards and the Street Design Criteria Manual for all subdivision improvements. In addition, the Engineering Division has indicated that grading plans and a complete drainage plan must be submitted for review and approval. Major drainage easements must be shown on the plat as required by the Engineering Division. The Fire Department has also indicated that 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, must be submitted for review and approval.

Plat Labeling: The Register of Deed's Office has indicated that the proposed name of the subdivision, Hibbard Subdivision, is too close to an existing subdivision known as Hubbard Subdivision. As such, the Register of Deed's Office is requesting that the name of the subdivision be changed upon Preliminary Plat submittal. In addition, the Emergency Services Communication Center has indicated that the interior road must be named. If a portion of Golden Eagle Drive is vacated and rerouted through the subdivision as proposed by the Engineering Division, then the name of the road would be "Golden Eagle Drive". In either case, the road name must be shown on the plat.

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