

STAFF REPORT

May 24, 2001

No. 01PL034 - Layout Plat

ITEM 19

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Olsen Development Company, Inc.
REQUEST	No. 01PL034 - Layout Plat
LEGAL DESCRIPTION	Proposed Settlers Landing in SE1/4 of Section 19, T2N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	127.03 Acres
LOCATION	Northwest of the intersection of Seger Drive and 143rd Street
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Low Density Residential District (County)
South:	General Commercial District/Light Industrial District (City)
East:	General Agriculture District/Limited Agriculture District (County) and Medium Density Residential District (City)
West:	Suburban Residential District/General Agriculture District/General Commercial District (County)
PUBLIC UTILITIES	On-site wastewater and City water
REPORT BY	Vicki L. Fisher

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

1. Upon submittal of the Preliminary Plat, grading plans and a drainage plan shall be submitted for review and approval;
2. Upon submittal of the Preliminary Plat, technical data shall be submitted for review and approval identifying that the soil(s) can meet the requirements for an on-site wastewater system. The on-site wastewater system shall only be allowed to serve Phase One of the proposed development. In addition, the applicant shall connect to City sewer, paying all connection fees, at such time that City sewer becomes available to the area and prior to any additional platting of the property;
3. 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;
4. Upon submittal of the Preliminary Plat, the plat shall be revised to show an additional 5 foot of right-of-way along 143rd Avenue and an additional 17 foot of right-of-way along Seger Drive;
5. Upon submittal of the Preliminary Plat, a traffic impact analysis shall be submitted for

STAFF REPORT

May 24, 2001

No. 01PL034 - Layout Plat

ITEM 19

review and approval to determine what improvements may be necessary along 143rd Avenue and Seger Street;

6. 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;

Fire Department Recommendations:

7. 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;

Urban Planning Division Recommendations:

8. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
9. 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 create an approximate 50 acre lot, leaving a 77 acre non-transferable balance. The property is located at the northwest corner of Seger Drive and 143rd Avenue. Currently, two residences and several accessory structures, including two large barns, are located in the southeast corner of the property adjacent to 143rd Avenue. The applicant has indicated that the structures will eventually be removed from the property to allow for the development of a recreational facility with outdoor baseball, soccer and football fields, an outdoor water activity area, a hotel, a commercial building, dormitory cabins and a travel park. The applicant has submitted a Master Plan identifying the proposed plat as Phase One of a development to be known as "The Settlers Landing". Additional development on the 77 acre balance will include a single family/multi family development and a mobile home park.

On May 7, 2001, the City Council approved a Comprehensive Plan Amendment to the Northeast Neighborhood Area Future Land Use Plan to change the future land use designation on a 15.51 acre parcel from Low Density Residential with a Planned Residential Development to Medium Density Residential with a Planned Residential Development and to change the future land use designation on a 109.19 acre parcel from Mobile Home Residential to Mobile Home Park with a Planned Residential Development and to Office Commercial with a Planned Commercial Development. The Comprehensive Plan Amendment was inclusive of the subject property.

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 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

STAFF REPORT

May 24, 2001

No. 01PL034 - Layout Plat

ITEM 19

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: Upon platting, the property will be annexed into the City limits of Rapid City. Under Section 17.26.020 of the Rapid City Municipal Code, all newly annexed properties are zoned "No Use" until a study of the appropriate zoning for the affected properties is completed. The Northeast Neighborhood Future Land Use Plan has been amended as identified above for the subject property. Prior to issuance of a building permit or within 120 days of the date of annexation, whichever occurs first, the property must be rezoned accordingly. Please note, the applicant's site plan identifying the boundaries of the proposed uses within the development differs from the recently amended Comprehensive Plan for this property. Prior to issuance of a building permit, the Comprehensive Plan must be amended to allow the proposed use(s) as shown on the applicant's site plan or the site plan must be revised to reflect the land use boundaries recently approved. In addition, the property must be properly zoned.

Access: Seger Drive is located along the south lot line and 143rd Street is located along the east lot line. The Major Street Plan identifies the roads as a minor arterial road and a collector road, respectively. The Street Design Criteria Manual identifies that a minimum 76 foot wide right-of-way must be provided for a collector road and a minimum 100 foot wide right-of-way must be provided for a minor arterial road. The two roadways are located in section line right-of-way and provide a 66 foot wide right-of-way for each road. Staff is recommending that upon Preliminary Plat submittal, the plat must be revised to show an additional 5 foot of right-of-way along 143rd Avenue and an additional 17 foot of right-of-way along Seger Drive. In addition, staff is recommending that a traffic impact analysis be submitted to determine additional improvements that may be necessary to support the proposed uses.

A private driveway is shown throughout Lot 1 to serve as access to the various uses being proposed as a part of Phase One. The applicant should be aware that any additional platting of the lot may require that the driveway be improved to City street standards.

Grading Plan and Drainage Plan: The Engineering Division has indicated that a grading plan and a drainage plan must be submitted for review and approval. The Engineering Division has indicated that a drainage basin development plan does not exist for this area and, as such, site drainage must be maintained to predevelopment flows and identify the location of a detention facility. In addition, upstream flows must be considered. Staff is recommending that a grading plan and a drainage plan be submitted for review and approval addressing the issues as identified.

STAFF REPORT

May 24, 2001

No. 01PL034 - Layout Plat

ITEM 19

Water System: Plans prepared by a Registered Professional Engineer must be submitted showing the extension of water mains to the property. In addition, the Engineering Division has indicated that water zone boundaries must be shown. The property may have to be served by two zones. Upon Preliminary Plat submittal, a water design must be submitted to the Engineering Division for review and approval as identified.

Wastewater System: The applicant is proposing to utilize an on-site wastewater system to serve Phase One of the development as identified on this plat. The Engineering Division has indicated that technical data must be submitted identifying that the soils are appropriate for an on-site wastewater system. If the soil profile data is appropriate for an on-site wastewater system, the Engineering Division has indicated that the on-site wastewater system will be limited to exclusively serve Phase One of the proposed development. The applicant will be required to connect to City sewer, paying all connection fees, at such time that City sewer is available to the area and prior to any additional platting of the property.

Easements: Currently, a 50 foot wide Williston Basin Gas Pipeline Easement and a 50 foot wide Ellsworth Air Force Base Water Main Easement are located on the subject property. The easements lie parallel to each other and run through the middle of the property in an east-west direction. The applicant's site plan identifies an outdoor multi-purpose rink/court and a portion of the recreational vehicle park located within the easement. Prior to approval of a Planned Commercial Development to allow the proposed use on the property, Ellsworth Air Force Base and the Williston Basin Gas Company must review and approve the proposed use within the respective easements or the plan must be revised to eliminate the proposed use from the easements.

Subdivision Improvements: Prior to a Preliminary Plat request, 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. These plans shall include construction plans in compliance with City Standards and the Street Design Criteria Manual for all subdivision improvements. The Fire Department has 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.

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