

STAFF REPORT

January 25, 2001

PLAT #00PL133 - Layout Plat

ITEM 22

GENERAL INFORMATION:

PETITIONER	ETS, Inc.
REQUEST	PLAT #00PL133 - Layout Plat
LEGAL DESCRIPTION	Lot 1, Lot 2, and Lot 3 of Tract 4 of Bradsky Subdivision No. 2 in the NW1/4 SW1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 26 Acres
LOCATION	On the east of Cambell Street north of East St. James Street
EXISTING ZONING	Flood Hazard District - General Commercial District - General Agriculture District
SURROUNDING ZONING	
North:	General Commercial District - General Agriculture District
South:	General Commercial District - Light Industrial District - Public District
East:	Flood Hazard District - Light Industrial District
West:	Flood Hazard 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 Preliminary Plat submittal, a topographic survey by a licensed surveyor and grading plans shall be submitted for review and approval;
2. Upon Preliminary Plat submittal, a drainage plan in accordance with the Knollwood Drainage Basin Development Plan shall be submitted for review and approval. In addition, a hydraulic analysis on Lot 2 shall be submitted for review and approval;
3. Prior to Final Plat approval, drainage easement(s) shall be shown on the plat as required by the Engineering Division;
4. Upon Preliminary Plat submittal, water and sewer plans shall be submitted for review and approval;
5. Upon Preliminary Plat submittal, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval;

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6. Upon Preliminary Plat submittal, access to Lot 3 shall be revised to provide a minimum 45 foot wide access easement and/or right-of-way to the property;
7. Prior to Final Plat approval, the access road to Lot 3 shall be built to lane place standards with minimum a 20 foot wide paved surface, curb, gutter and sidewalk(s);
8. Prior to Final Plat approval, Campbell Street and Creek Drive shall be built to arterial street standards with curb, gutter and sidewalk(s);
9. Prior to Final Plat approval, the plat shall be revised dedicating an additional 17 feet of right-of-way along the south 403 feet of Lot 2 as it abuts Creek Drive;

Traffic Engineering Division Recommendations:

10. Upon Preliminary Plat submittal, proposed approach locations along Creek Drive and Campbell Street shall be submitted for review and approval;

Transportation Planning Division Recommendations:

11. Prior to Final Plat approval, non-access easements shall be shown along Campbell Street and Creek Drive accept for the approved approach location(s);

Urban Planning Division Recommendations:

12. Prior to Final Plat approval, Use on Review #1477 to allow an outdoor recreation facility and structures in the Flood Hazard District shall be revoked;
13. Prior to Final Plat approval, a subdivision estimate form shall be submitted and all subdivision inspection fees paid; and,
14. Prior to Final Plat approval, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: The applicant has submitted a Layout Plat to subdivide the subject property into three lots. The lots are 5.73 acres, 4.58 acres and 15.31 acres, in size respectively. The property is located north of East St. James Street between Campbell Street and Creek Drive and is currently void of any structural development.

STAFF REVIEW: Staff has reviewed the proposed Layout Plat and has identified the following issues:

Zoning: That southern three-quarters of the property located along Rapid Creek is zoned Flood Hazard District. A small portion of the property located along Campbell Street is zoned General Commercial. The balance of the property located along Creek Drive is zoned General Agriculture District. The applicant should be aware that the Flood Hazard District allows only those uses having a low flood damage potential. In addition, the construction of any structures and/or development within the 100-year floodway is precluded and the construction of any structures and or development within the 100-year floodplain requires a floodplain development permit.

In 1996, a Use on Review was approved to allow an outdoor recreational facility and structures in the Flood Hazard District on the subject property. The recreational facility was

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identified as a combination batting cage, driving range and garden center. To date, the facility has not been constructed. The proposed plat subdivides the area previously identified for the outdoor recreational facility. As such, staff is recommending that the Use on Review be revoked prior to Final Plat approval.

Flood Concerns: As previously indicated, a portion of the property is located within the Flood Hazard District. The applicant should be aware that the developmental restrictions within the Flood Hazard District as well as the development and construction restrictions in the associated 100-year floodway and the 100-year floodplain (flood fringe), significantly limit the developable area of the subject property. Additional on-site drainage improvements and/or drainage easements may further limit the buildable/developable area of the property.

Drainage: The Engineering Division has indicated that a drainage plan in accordance with the Knollwood Drainage Basin Development Plan must be submitted for review and approval. The Engineering Division has also indicated that major drainage improvements are needed on proposed Lot 2 in order for the lot to be developable. In addition, a hydraulic analysis and plan are needed for Lot 2. Prior to Final Plat approval, drainage improvements shall be completed and drainage easements provided as necessary.

Access: Campbell Street serves as legal access to Lot 1 while Creek Drive serves as legal access to Lot 2. Campbell Street and Creek Drive are classified as arterial streets on the Major Street Plan requiring a minimum 100 foot wide right-of-way. Campbell Street currently is a 100-foot wide right-of-way. Staff is recommending that an additional 17 feet of right-of-way be dedicated along the appropriate portions of Creek Drive to meet the minimum right-of-way requirements for an arterial street.

A 30 foot wide tract of land, owned by the City, extends from Campbell Drive to Lot 3. The tract of land was deeded to the City for public street or highway purposes. As such, the applicant may utilize the parcel as access to Lot 3. However, the Street Design Criteria Manual requires that access to Lot 3 be located in a minimum 45-foot wide right-of-way or easement with a 20 foot wide paved surface with curb, gutter and sidewalk. Upon submittal of a Preliminary Plat, access to Lot 3 must be provided in accordance with the minimum requirements of the Street Design Criteria Manual or a Subdivision Regulations Variance must be obtained.

The Transportation Division is requesting that a non-access easement be shown along Creek Drive and Campbell Street except for the approved approach location(s). Staff is recommending that the plat be revised to show additional right-of-way as identified and that the non-access easements be delineated on the plat prior to Final Plat approval.

Water and Sewer: The Engineering Division has indicated that water and sewer plans must be submitted for review and approval upon Preliminary Plat submittal. Staff is recommending that this information be submitted as requested.

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Subdivision Improvements: In conjunction with the Preliminary Plat application, 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 designed in compliance with City Standards and the Street Design Criteria Manual for all subdivision improvements.

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