

STAFF REPORT

August 23, 2001

No. 01PL081 - Layout Plat

ITEM 16

GENERAL INFORMATION:

PETITIONER	Ferber Engineering Company for Farrar Real Estate, LLP
REQUEST	No. 01PL081 - Layout Plat
LEGAL DESCRIPTION	Blocks 1, 2, 3, 4 and 5 of Farrar Business Park, N1/2 of the SE1/4 Section 16, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 52 Acres
LOCATION	On Deadwood Avenue North lying east of the Interstate 90 Right of Way
EXISTING ZONING	County
SURROUNDING ZONING	
North:	County
South:	County
East:	County
West:	County
PUBLIC UTILITIES	None
REPORT BY	Blaise Emerson

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

Engineering Division Recommendations:

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;
2. Prior to Preliminary Plat approval by the Planning Commission, a geotechnical report shall be submitted for the subject property;
3. Prior to Preliminary Plat approval by the Planning Commission, a detailed topographic survey shall be provided;
4. Prior to Preliminary Plat approval by the Planning Commission, a complete grading plan shall be provided including provisions for lot line drainage;
5. Prior to Preliminary Plat approval by the Planning Commission of more than four lots, a complete drainage report shall be provided including a design for the detention facility(s);
6. Prior to Preliminary Plat approval by the Planning Commission, designs for a sanitary sewer system shall be provided;

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Pennington County Fire Coordinator Recommendations:

7. Prior to Preliminary Plat approval by the Planning Commission of more than four lots, design plans for a central water system that meets all requirements of the Uniform Fire Code shall be submitted for review and approval,

Fire Department Recommendations:

8. Prior to Preliminary Plat approval by the Planning Commission of more than four lots, plans shall be submitted showing the proposed location of water lines and fire hydrants;
9. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall delineate an emergency temporary turnaround at the end of all streets;

Transportation Planning Division Recommendations:

10. Prior to Final Plat approval for the Gambler Drive, an minimum of seventy-six feet of right-of-way shall be dedicated and Gambler Drive shall be constructed as a collector street;
11. Prior to Final Plat approval by the City Council, a non-access easement shall be delineated along the Deadwood Avenue except for approved approach locations;

Urban Planning Division Recommendations:

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

Air Quality Division Recommendations:

13. If more than one acre shall be disturbed by construction, an air quality permit shall be obtained prior to issuance of grading permit.

GENERAL COMMENTS: The applicant is proposing to develop a thirty-six lot commercial subdivision. The property is located on Deadwood Avenue north of Interstate 90. The property abuts Interstate 90 to the west. Two access roads are being proposed off of Deadwood Avenue and a north/south street parallels the Interstate Highway.

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

Drainage - The property is located in the Box Elder Drainage Basin. No drainage plan has been adopted for this basin. To insure that no adverse impacts occur downstream, the applicant will need to keep all storm runoff flows to predeveloped conditions. This will require that on-site detention be provided. An existing stock dam is located on the property that could be designed as a detention facility. The applicant will need to provide detailed drainage plans and calculations documenting the area needed for detention to insure that predeveloped conditions are maintained.

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Sanitary Sewer - The property is located in the service area identified in the 20 year Facility Plan of the Water Reclamation Facility. In initial discussions with the applicant's engineer, Staff had indicated that since the property was identified in the service boundary that a Subdivision Variance to the Subdivision Regulation waiving the requirement for sanitary sewer would not be supported. The applicant has provided a master plan for providing sanitary sewer. It will require a lift station to be located on the subject property.

The Rapid City's Tax Increment Financing Committee recently reviewed the potential for creating a tax increment district to assist in extending water and sewer to the area. Because the area is largely located outside the City limits, the City can not currently create such a district. However, the Committee has recommended that the City pursue annexation of the area to facilitate a tax increment district to assist in paying for sewer and water extensions. The annexation recommendation was discussed on Wednesday August 15, 2001 at the Legal and Finance Committee meeting. Based on the actions of the City Council, potentially both City water and sewer may be available to the property in the near future. Staff has informed the property owner of the proposal so that they are aware of the discussion that is going on about the extension of City services to this area.

Water - The Pennington County Fire Coordinator has identified that a central water system that meets all requirements of the Uniform Fire Code will be needed for the development. He has stated that he recommends that four lots be platted before the requirements for a central water system are implemented. This would allow the developer to begin development of the property and provide capital for the required water system improvements. However, whether this property is connected to City water or a community system is developed, no additional property may be platted beyond four lots without the water system in place.

Streets - The Layout Plat identifies a north/south road that parallels the Interstate. The Major Street Plan identifies a collector road that parallels the Interstate through the subject property. Additional right-of-way must be dedicated for the proposed Gambler Drive to meet the requirements for a collector road and the street will need to be constructed to a collector status when the adjacent lots are platted.