

STAFF REPORT

June 20, 2002

No. 02PL052 - Layout Plat

ITEM 16

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Lazy P-6 Properties, LLC
REQUEST	No. 02PL052 - Layout Plat
EXISTING LEGAL DESCRIPTION	GL 1-2 Less ROW, Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	
PARCEL ACREAGE	Approximately 40
LOCATION	North of Catron Boulevard and east of future 5th Street
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	County
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	05/10/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Layout Plat be continued to the **July 3, 2002** Planning Commission meeting to allow the applicant to submit a Master Plan.

GENERAL COMMENTS:

This item was continued at the June 6, 2002 Planning Commission meeting to allow the applicant to submit a Master Plan. This Staff Report has been revised as of June 12, 2002. All revised or added text is shown in bold print. The applicant has submitted a Layout Plat to subdivide approximately 40 acres into 20 commercial lots. The subject property is located in the northeast corner of the intersection of Catron Boulevard and the proposed right-of-way location for the future extension of Fifth Street. The property is currently void of any structural development.

STAFF REVIEW:

In addition to the subject property, the applicant also owns approximately 40 adjoining acres located directly north of the subject property on the north of Catron Boulevard. In order to insure adequate road networking throughout the applicant's property as well as to adjacent properties, a Master Plan must be submitted for review and approval. The Master Plan must

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also identify a conceptual utility layout. Staff is recommending that the Layout Plat be continued to the June 20, 2002 Planning Commission meeting to allow the applicant to submit a Master Plan as identified. **To date, a Master Plan has not been submitted for review and approval. The applicant has subsequently submitted a letter requesting that staff review the proposed Layout Plat without a Master Plan. In addition the letter states that "...Lazy P-6 Land Co., Inc. hereby acknowledges and accepts that any changes to this Layout Plat necessitated by development of the north 40 acres will result in a review and/or revision of the elements presented in this request. Lazy P-6 will assume full responsibility to adjust infrastructure elements to the satisfaction of the City of Rapid City in that event".**

As requested by the applicant, staff has reviewed the proposed Layout Plat without the benefit of a Master Plan and offers the following considerations:

Road Issues: The Layout Plat identifies platting half a right-of-way for Fifth Street located along the west lot line of the subject property. Chapter 16.12.050 of the Rapid City Municipal Code states that "...No new half-street shall be permitted". As such, staff is recommending that the plat be revised to provide the dedication of the entire right-of-way for Fifth Street as it abuts the subject property. In addition, the road construction plans must be revised to coordinate with the previously approved road construction plans for Fifth Street, including the signalization of the Catron Boulevard/ Fifth Street intersection. The South Dakota Department of Transportation has also indicated that any road connection(s) with Catron Boulevard must be coordinated with them.

The Engineering Division has also indicated that the southern access road extending east-west through the subject property must also be eliminated. A shared approach to the two lots along Catron Boulevard may be allowed in lieu of the southern road. The Engineering Division has also indicated that the curve design at the Fifth Street/ northern access road intersection must be adjusted to accommodate large vehicles as required by the Fifth Street Corridor Traffic Study. (A copy of the study has been made available to the applicant.) In addition, the plat must be revised to show a non-access easement along Fifth Street, except for the approved approach location(s) and along Catron Boulevard. The plat must also be revised to show a non-access easement along the first 175 feet on the northern access road as it extends east from Fifth Street. In addition, all approaches must meet the minimum separation requirements as specified by the Street Design Criteria Manual and shared access point(s) must be provided as needed.

The Layout Plat also identifies a rearage road extending east from Fifth Street to the adjacent property. However, the location of the rearage road does not conform to the location of the rearage road as shown on the Major Street Plan. The Master Street Plan shows the road located farther north at the eastern end of the road, parallel with Catron Boulevard. As such, staff is recommending that the rearage road be adjusted to coordinate with the Major Street Plan. In addition, on May 2, 1994, a Layout Plat was approved for the property located directly east of the subject property. That Layout Plat also identified a rearage road extending east to west. The applicant must

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continue to coordinate the location of the rearage road on the subject property with the adjacent property owner to insure that road alignment is maintained as the two sites develop.

The proposed rearage road is identified as a collector road on the Major Street Plan. The Layout Plat identifies the rearage road to be located within a 60 foot wide right-of-way. The proposed right-of-way width meets the minimum width requirements for a collector road, without on-street parking, as per the Street Design Criteria Manual. The Engineering Division has indicated three – 12 foot lanes must be constructed within the 60 foot wide right-of-way. The Layout Plat also identifies that curb side sidewalks will be constructed along all of the interior street(s). The Engineering Division has indicated that property line sidewalks must be provided within the proposed commercial development. Staff is recommending that the road construction plans be provided as identified upon Preliminary Plat submittal.

The applicant should be aware that comments and concerns relevant to road networking may be revised contingent upon a Master Plan being submitted identifying road connections to the north of the subject property.

Water and Sewer: The Engineering Division has indicated that the water and sewer plans generally comply with the Fifth Street Road Construction Plans. However, water and sewer services to this area are currently not in place. The applicant must continue to coordinate the utility plans with the previously approved Fifth Street Road Construction Plans. In addition, a water loop must be extended to service this area from the Robbinsdale Water Zone to the properties located to the west of the subject property. The Engineering Division has also indicated that if interim on-site wastewater systems are being proposed, then Title 74, regulating on-site wastewater systems, and the South Dakota Department of Environment and Natural Resources On-site Wastewater Regulations must be met. Residential developments located west of the subject property are currently utilizing on-site wastewater systems; however, the volume of wastewater discharge potentially generated by commercial use(s) limit the use of on-site wastewater system(s) for the proposed commercial development. The Engineering Division has also noted that an Industrial Disposal Permit must be obtained from the Environmental Protection Agency for any on-site wastewater system that receives fluid waste generated by commercial operation and maintenance processes.

Again, the applicant should be aware that comments and concerns relevant to the extension of water and sewer may be revised contingent upon a Master Plan being submitted identifying the extension of the utilities to the north and showing access to the utility line(s).

Drainage: The Engineering Division has indicated that a drainage basin plan has not been adopted for this area at this time. As such, the natural drainage ways located on the property must be kept open or the proposed development must incorporate appropriate stormwater management. In addition, the developer must assume at this point that the natural drainage ways will be carrying flows from upstream. On-site

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detention may be required since downstream improvements are not in place. The Layout Plat could potentially be revised due to drainage concerns. As such, staff is suggesting that a preliminary drainage plan be submitted as a part of the Layout Plat review.

Upon Preliminary Plat submittal, a complete drainage plan must be submitted for review and approval. A grading plan must also be submitted for review and approval. (City topographic information will not be acceptable.) Due to potential drainage impacts, channel grading and the future construction of buildings over historic drainage paths, the lot layout appears potentially problematic. Geotechnical information addressing soil stability issues as identified must also be submitted for review and approval upon Preliminary Plat submittal.

Fire Department: The Fire Department has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access. Staff is recommending that the construction plans be submitted for review and approval addressing fire hydrant location(s) and fire apparatus access upon Preliminary Plat submittal,

Zoning: The property is currently zoned General Agriculture District. The South Robbinsdale Neighborhood Future Land Use Plan has recently been amended identifying the first 550 feet of the subject property adjacent to Catron Boulevard as appropriate for General Commercial land uses with a Planned Commercial Development. The balance of the subject property has been identified as appropriate for Office Commercial land uses. Prior to any commercial structural development of the site(s), the subject property must be rezoned as identified on the South Robbinsdale Neighborhood Future Land Use Plan.

Plat Labeling: The Emergency Services Communication Center has indicated that street names must be submitted for review and approval. In addition, the Register of Deed's Office has indicated that a plat document must be submitted for review and approval. Staff is recommending that road names and a plat document be submitted as identified upon submittal of the Preliminary Plat.

Staff recommends that the Layout Plat be continued to the July 3, 2002 Planning Commission to allow the applicant to submit a Master Plan identifying road and utility connections to the north. As previously indicated, staff comments may significantly change upon review of the Master Plan.