

STAFF REPORT

August 8, 2002

No. 02PL045 - Layout, Preliminary and Final Plat

ITEM 4

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for 16 Plus, LLC
REQUEST	No. 02PL045 - Layout, Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	A portion of Tract 1 of Pioneer Subdivision, located in the E1/2 of the NE1/4, Section 34, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1-4, Moon Ridge Subdivision, located in the E1/2 of the NE1/4, Section 34, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 59.5 acres
LOCATION	North west of U.S. Highway 16 and Moon Meadows Road
EXISTING ZONING	General Commercial District w/PDD and Medium Density Residential District
SURROUNDING ZONING	
North:	General Commercial District w/PDD and Medium Density Residential District
South:	General Commercial w/PDD
East:	General Commercial w/PDD
West:	Suburban Residential District (County)
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	05/10/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Layout Plat for Lots 2 thru 4, Moon Ridge Subdivision be **approved with the following stipulations:**

Engineering Division Recommendations:

- 1. Upon submittal of a Preliminary Plat, a grading plan and geotechnical information shall be submitted for review and approval;**
- 2. Upon submittal of a Preliminary Plat, a drainage plan shall be submitted for review and approval. In addition, the plat shall be revised to show drainage easements as**

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- needed;
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 showing the extension of water mains shall be submitted for review and approval;
 5. Upon submittal of the Preliminary Plat, the plat shall be revised to show a non-access easement along U.S. Highway 16. In addition a non-access easement shall be shown along Moon Meadow Drive except for the approved approach location(s);
 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, complete street design plans shall be submitted showing the location of utilities, storm drainage, curb and gutter and sidewalk improvements for all adjacent and interior roadways;
 7. Upon submittal of the Preliminary Plat, construction plans providing for a collector road to be located through the northwest corner of the subject property shall be submitted for review and approval or an amendment to the Major Street Plan shall be approved eliminating and/or relocating the collector road;
 8. Upon submittal of the Preliminary Plat, construction plans for the section line highway located along the north lot line shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained or the section line highway shall be vacated;

Fire Department Recommendations:

9. 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;

Emergency Services Communication Center Recommendation:

10. Prior to Final Plat approval by the City Council, the plat shall be revised to show "Moon Meadows Drive" as "Moon Meadows Road";

Urban Planning Division Recommendations:

11. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
12. 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 fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide the subject property into four lots to be known as Lots 1 thru 5 of the Moon Ridge Subdivision. The applicant has also submitted a Preliminary and Final Plat for Lot 1 only. **On June 6, 2002, the Planning Commission recommended that the Layout, Preliminary and Final Plat for Lot 1 be approved with**

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nine stipulations. In addition, the Layout Plat for Lots 2 thru 4 was subsequently continued to the August 8, 2002 Planning Commission meeting to allow staff additional time to review a revised Layout Plat document. This Staff Report has been revised as of July 29, 2002. All revised or added text is shown in bold print.

On August 3, 1998, Layout Plat #98PL065 was approved to create three lots as a combination residential/commercial development. The Layout Plat included that portion of the subject property located north of Moon Meadows Drive. Subsequently, on August 21, 2000 the City Council approved Rezone #00RZ032, #00PD037 and #00RZ031 to rezone approximately 34.8 acres to General Commercial with a Planned Development Designation and to rezone approximately 15.185 acres to Medium Density Residential District, respectively.

The property is located directly north and south of Moon Meadows Drive and directly west of U. S. Highway 16. In addition, the property is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Layout, Preliminary and Final Plat request and has noted the following considerations:

Revised Plat Document:

On May 24, 2002, the applicant submitted a revised Layout Plat showing Lots 3 and 4 combined into one lot and eliminating the north-south access road extending through the subject property from Moon Meadows Drive to a section line highway located along the north lot line of the property. **Prior to City Council approval, the section line highway must be improved to City Street standards or a Variance to the Subdivision Regulations must be obtained to waive the street improvements or the section line highway must be vacated. The northern half of the section line highway is located on an adjacent property under different ownership from the subject property. The Subdivision Regulations states that "...where there exists a dedicated or platted half-street adjacent to the tract to be subdivide, the other half shall be platted. No new half-streets shall be permitted". Vacating only that portion of the section line highway located on the subject property will create a half-street. As such, the entire section line highway must be vacated or a Variance to the Subdivision Regulations must be obtained. If the applicant seeks to vacate a portion of the section light right-of-way, the adjacent property owner will need to concur in the request. Prior to City Council approval of the Preliminary Plat, the section line highway issue must be addressed as identified.**

Major Street Plan:

The Major Street Plan identifies a collector road to be constructed through the northwest corner of the subject property. The collector road will serve to connect Catron Boulevard with Moon Meadows Drive. Upon Preliminary Plat submittal, construction plans for the collector road must be submitted for review and approval or the Major Street Plan must be amended to eliminate and/or relocate the collector

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road.

Water and Sewer:

The Engineering Division has indicated that Moon Meadow Drive is currently constructed to City street standards with the exception of extending City sewer and water within the road right-of-way. The Engineering Division has also indicated that a preliminary utility master plan exists for this area showing the extension of City sewer and water to the subject property. Staff is recommending that the Layout Plat be approved with the stipulation that surety be posted for the construction of City sewer and water infrastructure improvements prior to Final Plat approval by the City Council. In addition, a building permit will not be issued for any future development of the site until the water and sewer lines have been constructed.

Zoning:

Currently, a portion of proposed Lot 1 and Lot 3 are zoned Medium Density Residential District with the balance of the lots zoned General Commercial District with a Planned Development Designation. Proposed Lot 4 is currently zoned General Commercial District with a Planned Commercial District and proposed Lot 2 is zoned No Use District. On July 26, 2002, the applicant submitted rezoning requests to rezone all of Lot 1 to Medium Density Residential District and Lots 2 and 3 to General Commercial District with a Planned Commercial District.

Plat Labeling:

The Emergency Services Communication Center has indicated that the plat must be revised to read "Moon Meadows Drive" in lieu of "Moon Meadows Road" as currently shown. Staff is recommending that the plat be revised as identified prior to Final Plat approval by the City Council.

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