

STAFF REPORT

June 20, 2002

---

**No. 02PL058 - Preliminary and Final Plat**

**ITEM 19**

---

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 02PL058 - Preliminary and Final Plat</b>
EXISTING LEGAL DESCRIPTION	Lots 3 through 7 Block 1, Lots 1 through 6 Block 2, Tower Ridge, a portion of the Aladdin Drive R.O.W. a portion of the Silver Nugget R.O.W. and all of the Southview Drive R.O.W. of the Aladdin Heights Subdivision, Lot B and the dedicated street in the NW1/4 of the SW1/4, and unplatted portions of the NE1/4 of the SW1/4, the SE1/4 of the SW1/4, and the NW1/4 of the SW1/4 all in Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	
PARCEL ACREAGE	21.658
LOCATION	East of U.S. Highway 16 and 1/4 mile north of Catron Boulevard
EXISTING ZONING	General Agriculture District/General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Agriculture District/General Commercial District
East:	General Agriculture District
West:	Business Park District/General Commercial District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	5/24/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be continued to the July 3, 2002 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

The applicant has submitted a Preliminary and Final Plat to replat 13 lots, and a portion of an unplatted balance, into a twelve lot development to be known as "Tower Ridge, Phase I". The proposed Preliminary and Final Plat will leave an approximate 60 acre unplatted parcel located directly east and south of the subject property. (Please note, a Preliminary

## STAFF REPORT

June 20, 2002

---

**No. 02PL058 - Preliminary and Final Plat**

**ITEM 19**

---

and Final Plat for the unplatted parcel must be approved before ownership of the unplatted parcel can be transferred.)

The property is located east of U.S. Highway 16 approximately one-quarter mile north of Catron Boulevard. The old Flea Market building and accessory structure(s) are located in the northern portion of the subject property. In addition, a billboard is located on the subject property adjacent to U.S. Highway 16.

**STAFF REVIEW:**

Staff has reviewed the Preliminary and Final Plat and has identified the following considerations:

**Zoning:** On June 3, 2002, the City Council approved several Rezoning requests as well as Planned Development Designation requests on portions of the subject property. The Preliminary and Final plat, as currently proposed, results in several of the lots with two zoning designations on each lot. Lots 3, 4 and 8 are zoned Office Commercial District with a Planned Development Designation and General Commercial District. Lot 6 is zoned Office Commercial District with a Planned Development Designation and Park Forest District. Lots 9 and 10 are General Commercial District with a Planned Development Designation and General Commercial District. The applicant should be aware that development of these lots will be limited to those permitted uses within each zoning district as identified on the lot. It is staff's recommendation, that the applicant rezone the subject property to align with the proposed lot configuration(s) or the plat be reconfigured to align with the approved zoning designation(s) accordingly.

**Structural Site Plan:** As previously indicated, existing development is currently located in the northern portion of the subject property. A structural site plan must be submitted for review and approval to determine if and/or how the proposed plat will impact the existing development located on the site. Staff is recommending that the Preliminary and Final Plat be continued to allow the applicant to submit a structural site plan as identified.

**Plat Labeling:** The Register of Deed's Office has indicated that the name of the proposed subdivision must be changed since "Tower Ridge" already exists. In addition, a plat title must be included showing the block and lot(s) being created. Staff is recommending that the plat be revised accordingly prior to Final Plat approval.

**Road Issues:** Tablerock Road, an approximate 920 foot long proposed cul-de-sac, will serve as legal access to the subject property. The proposed plat identifies a "half-bulb" designed intermediate turnaround located approximately 430 feet along Tablerock Road. The Engineering Division has indicated that the design of the intermediate turnaround must be revised to provide a "hammerhead turnaround" with shared approaches to the four adjacent lots in order to accommodate traffic generated by the proposed commercial development.

The design plans for Tablerock Road also identify that the road will be constructed with a 52 foot wide right-of-way and a 27 foot wide paved surface with curb, gutter and curb side sidewalks. The Engineering Division has indicated that the road meets the design standards of a sub-collector road and is acceptable with the exception that property line

# STAFF REPORT

June 20, 2002

---

**No. 02PL058 - Preliminary and Final Plat**

**ITEM 19**

---

sidewalks be provided in lieu of curb side sidewalks. The Engineering Division has also indicated that geotechnical information demonstrating the pavement design for the proposed road must be submitted for review and approval.

Staff is currently discussing issues related to the roadway network with the South Dakota Department of Transportation and the applicant. A complete layout for the entire development must be submitted to allow these issues to be fully discussed. The applicant may need to provide traffic information to justify the street separation distances, location of approaches and possible serve road locations.

The proposed Preliminary and Final Plat also proposes to vacate Southview Drive and a portion of Aladdin Drive and Silver Nugget Drive. The proposed roadways were previously platted as public rights-of-way requiring that all affected property owners sign a vacation of right-of-way petition and that all affected utility companies submit documentation indicating concurrence with the vacation proposal. Vacating the roadways as proposed will also result in an approximate 700 foot dead-end roadway terminating at the northern end of Silver Nugget Drive. The plat must be revised to either eliminate the dead-end street by providing an alternate road connection or a turnaround must be provided at the end of the roadway. Staff is recommending that the Preliminary and Final Plat be continued to allow the applicant to adjust the plat accordingly.

The proposed Preliminary and Final Plat proposes to leave a portion of a previously platted lot without any legal access. In addition, road connections to the north, south and east are not being provided. Staff is recommending that the Preliminary and Final Plat be continued to allow the applicant to adjust the plat to provide access to the above referenced lot and to submit a Master Plan demonstrating road connections to the adjacent properties as identified.

Water and Sewer: The Engineering Division has indicated that a Master Plan identifying the extension of water and sewer to the adjacent properties and through the adjacent properties currently owned by the applicant must be submitted for review and approval. In addition, the Master Plan must address the requirements for individual pumping systems for low lots not serviceable by gravity due to elevation concerns. The Master Plan must also demonstrate access to the proposed water and sewer lines in order to provide maintenance of the utility lines. Staff is recommending that the Preliminary and Final Plat be continued to allow the applicant to submit a Master Utility Plan as identified.

The Engineering Division has indicated that geotechnical information and topographic information must be submitted for the proposed water and sewer lines to be located in U. S. Highway 16 right-of-way. In addition, the South Dakota Department of Transportation has indicated that the applicant must obtain a permit to occupy the right-of-way for the proposed water and/or sewer lines. Staff is recommending that above referenced information and the right-of-way permit(s) be obtained prior to Preliminary Plat approval.

Fire Department: The Fire Department has indicated that the proposed 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

## STAFF REPORT

June 20, 2002

---

**No. 02PL058 - Preliminary and Final Plat**

**ITEM 19**

---

constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access.

Drainage: The Engineering Division has indicated that the drainage plan must be revised based upon normal Uniform Building Code requirements and drainage concerns. In particular slope stability concerns associated with Lots 5, 6 and 7 located at the southern terminus of Tablerock Road must be addressed. The Engineering Division has indicated that it appears that all run-off from these sites will be dumped off the back of the lots. As such, individual drainage plan(s) must be submitted for review and approval for each of these sites. The drainage plan(s) must identify how the run-off will be handled down the entire length of the slopes. All of these separate drops may become problematic requiring erosion and sediment control. The Engineering Division has also indicated that the drainage plan identifies a future detention pond site; however, narrative is not included identifying with which phase of the development the detention pond will be constructed. Staff is recommending that the Preliminary and Final Plat be continued to allow the applicant to submit a revised drainage plan as identified.

The South Dakota Department of Transportation has indicated that the drainage plan identifies approximately three-fourths of the drainage from Tablerock Road flowing toward U.S. Highway 16. If the drainage is split between the centerline of the proposed street, remaining on either side of the street, then drop inlets may be required near the approach pipe and the approach pipe may need to be upsized. Staff is recommending that the applicant coordinate any necessary improvements along U.S. Highway 16 with the South Dakota Department of Transportation prior to Preliminary Plat approval.

Master Plan: On April 12, 2002, the applicant met with staff to discuss the potential development of approximately 65 acres, including the subject property. During the pre-development meeting, staff identified that a Master Plan showing road networking through the 65 acres must be submitted for review and approval upon Preliminary Plat submittal. In addition, a Utility Master Plan must be submitted identifying the extension of water and sewer through the subject property and demonstrating access to the utility lines. The Master Plan must also identify any impacts on the lift station capacity. To date, a Master Plan showing road networking and/or utility extensions has not been submitted for review and approval. As such, staff is recommending that the Preliminary and Final Plat be continued to allow the applicant to submit a Master Plan as identified.

Staff is recommending that the Preliminary and Final Plat be continued to the July 1, 2002 Planning Commission meeting to allow the applicant to submit the above referenced information.

STAFF REPORT

June 20, 2002

---

**No. 02PL058 - Preliminary and Final Plat**

**ITEM 19**

---