

STAFF REPORT

January 9, 2003

No. 02PL128 - Layout Plat

ITEM 9

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 02PL128 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lots 1 thru 12 and Outlots 1 thru 4 of Heartland Retail Center located in the S1/2 of SW1/4 of Section 27, T2N, R8E and the N1/2 of the NW1/4 of Section 34, T2N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	
PARCEL ACREAGE	Approximately 121.46 acres
LOCATION	Eglin Street and Elk Vale Road
EXISTING ZONING	Heavy Industrial District (County)
SURROUNDING ZONING	
North:	General Commercial District (County)/Heavy Industrial District (Box Elder)
South:	General Agriculture District (County)
East:	Box Elder
West:	General Commercial District/General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/13/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Upon submittal of a Preliminary Plat, a complete geotechnical investigation report, a grading plan and a sediment and erosion control plan 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 needed;
3. Upon submittal of a 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 a Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and

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- approval. In addition, the plans shall include any off-site improvements needed to serve the property;
5. 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;
 6. Upon submittal of the Preliminary Plat, road construction plans for Elk Vale Road shall be submitted for review and approval. In particular, curb, gutter, sidewalk, street light conduit, water and sewer shall be constructed along Elk Vale Road or a Variance to the Subdivision Regulations shall be obtained;
 7. Upon submittal of the Preliminary Plat, road construction plans shall be submitted showing either Road #1 or Road #3 and #4 as a collector road. In particular, that portion of the collector road located north of Eglin Street shall be constructed with a minimum 76 foot wide right-of-way and a 24 foot wide paved surface and that portion of the collector road located south of Eglin Street shall be constructed with a minimum 76 foot wide right-of-way and a 36 foot wide paved surface;
 8. Upon submittal of the Preliminary Plat, road construction plans for Eglin Street shall be submitted for review and approval. In particular, Eglin Street shall be designed with a 50 mile per hour design speed. In addition, a minimum eight foot separation shall be provided from back of curb to sidewalk(s);
 9. Upon submittal of the Preliminary Plat, the plat document shall be revised to show a non-access easement along the first 460 feet of Eglin Street as it extends east from Elk Vale Road or a Special Exception to the Street Design Criteria Manual shall be obtained;
 10. Upon submittal of the Preliminary Plat, the plat document shall identify all access to each lot from the lesser order street or a Special Exception to the Street Design Criteria Manual shall be obtained;
 11. Upon submittal of the Preliminary Plat, road construction plans for the section line highway shall be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained or the section line highway shall be vacated. If the section line highway is vacated, a utility easement shall be recorded for an existing electric line located within the section line highway;

Fire Department Recommendation:

12. 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;

South Dakota Department of Transportation Recommendation:

13. Prior to Preliminary Plat approval by the City Council, an approach permit for Eglin Street shall be obtained. In addition, a traffic study shall be submitted for review and approval to determine the design and control of the approach;

Emergency Services Communication Center Recommendation:

14. Prior to Final Plat approval, the plat document shall be revised to show Elk Vale Road as "N. Elk Vale Road". In addition, proposed road names for the interior streets shall be submitted for review and approval and the plat document shall be revised accordingly;

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Urban Planning Division Recommendations:

15. Prior to Preliminary Plat approval by the City Council, the property shall be annexed into the City limits;
16. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
17. 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 16 commercial lots. The property is located south of I-90 on the east side of Elk Vale Road and is currently void of any structural development.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail that is provided. All specific details of the subdivision may not be addressed at the Layout Plat but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the City Code or the Street Design Criteria Manual require a formal variance request or a special exception, whichever is applicable.

STAFF REVIEW:

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

Annexation: Currently, the property is located in Pennington County, adjacent to the City limits of Rapid City. After Layout Plat approval and before Preliminary Plat approval, the property must be annexed into the City. A voluntary annexation request was submitted on December 23, 2002. Upon annexation, the property will be zoned No Use District. The applicant has indicated that the property is being subdivided to create a commercial development. The Elk Vale Neighborhood Future Land Use Map identifies the southern two-thirds of the property as appropriate for general commercial use. The 2000 Future Land Use Map identifies the northern one-third of the property as appropriate for agriculture use. Prior to issuance of a building permit, a Comprehensive Plan Amendment must be approved to allow the northern portion of the property to be used commercially. In addition, the property must be rezoned from No Use District to General Commercial District.

Elk Vale Road: The plat document identifies the construction of an approach along Elk Vale Road to serve as an access point to the site. The South Dakota Department of Transportation has indicated that an approach permit must be obtained. In addition, the South Dakota Department of Transportation has indicated that a traffic study must be submitted for review and approval to determine the design and control of the approach.

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Collector Streets: The plat document identifies two north-south streets located through the subject property. The Major Street Plan identifies one of the roads as a collector street. Upon submittal of the Preliminary Plat, road construction plans must be submitted for review and approval showing one of the roads as a collector street. The construction plans must show that portion of the collector road located north of Eglin Street constructed with a minimum 76 foot wide right-of-way and a 24 foot wide paved surface and that portion of the collector road located south of Eglin Street constructed with a minimum 76 foot wide right-of-way and a 36 foot wide paved surface.

Eglin Street: The plat document identifies the extension of Eglin Street through the northern portion of the subject property. The Major Street Plan identifies Eglin Street as a minor arterial road. It is anticipated that the Eglin Street/Elk Vale Road intersection will eventually be signalized once warrants are met. As such, a non-access easement must be shown along the first 460 feet of Eglin Street in order to insure that the intersection functions correctly. The plat document currently shows Lot 13 with an access point within 300 feet of the intersection. Upon Preliminary Plat submittal, the plat document must be revised reconfiguring Lot 13 to meet the separation requirement or to provide an alternate access to the lot. As such, staff is recommending that the plat document be revised to show a 460 foot non-access easement as identified or a Special Exception to the Street Design Criteria Manual must be obtained.

Section Line Highway: A east-west section line highway is located in the northern half of the property, parallel with Eglin Street. Upon Preliminary Plat submittal, road construction plans for the section line highway must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. The applicant also has the option of vacating the section line highway. An overhead electric line is currently located within the section line highway. If the section line highway is vacated, a utility easement must be recorded for the existing electric line.

Drainage: The Engineering Division has indicated that a complete geotechnical investigation report, a grading plan, a sediment and erosion control plan and a drainage plan must be submitted for review and approval upon submittal of a Preliminary Plat. The Engineering Division has indicated that the Layout Plat may be subject to change based on the above item review. Upon Preliminary Plat submittal, the above information must be submitted for review and approval and the plat document must be revised to show drainage easements as needed.

Utilities: The Engineering Division has indicated that water and sewer plans must be submitted for review and approval upon submittal of the Preliminary Plat. In addition, the water plans must show the extension of the Eglin water line to the subject property.

Fire Department: The Fire Department has indicated that all streets, cul-de-sacs and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants will be required as per City Standards and Uniform Fire Code. The fire hydrants must be in place and operational prior to any building construction. Minimum residential and/or commercial fire flows must be provided as needed. The commercial fire flows may be increased depending upon building

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construction and size. In addition, the Fire Department has indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the Uniform Fire Code be continually met.

Plat Labeling: The Emergency Services Communication Center has indicated that prior to Final Plat approval, the plat document must be revised to show Elk Vale Road "N. Elk Vale Road". In addition, road names for the interior streets must be submitted for review and approval and the plat document must be revised to show the approved road names.

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