

STAFF REPORT

February 20, 2003

No. 03PL014 - Layout Plat

ITEM 10

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Lazy P-6 Properties, LLC
REQUEST	No. 03PL014 - Layout Plat
EXISTING LEGAL DESCRIPTION	GL 2 Less ROW, Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 23, Lazy P-6 Subdivision, Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 40 acres
LOCATION	North of Catron Boulevard and east of proposed 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	None exist
DATE OF APPLICATION	01/22/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Layout Plat and the Master Plan 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 field topographic survey shall be submitted for review and approval;
3. 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;
4. Upon submittal of a Preliminary Plat, sewer plans prepared by a Registered Professional

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Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval. If an interim on-site wastewater system is proposed, then all rules and regulations of South Dakota Title 74 and the South Dakota Department of Environment and Natural Resources On-site Wastewater Regulations shall be met. In addition, an Industrial Disposal Permit shall be obtained from the Environmental Protection Agency;

5. 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. If an interim on-site water system is proposed, then all rules and regulations of the South Dakota Department of Environment and Natural Resources shall be met;
6. Upon submittal of the Preliminary Plat, the plat shall be revised to show a non-access easement along Fifth Street, except for the approved approach location(s) and along Catron Boulevard. In addition, a non-access easement shall be shown along the first 175 feet on the southern most access road as it extends east from Fifth Street;
7. 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. In particular, the street design plans shall provide property line sidewalks instead of curb side sidewalks or a Special Exception to the Street Design Criteria Manual shall be obtained.
8. Upon submittal of the Preliminary Plat, a phasing schedule for the balance of the Master Plan shall be submitted for review and approval. In addition, the Master Plan shall be revised to show access to the northern most lots;
9. Upon submittal of the Preliminary Plat, the plat shall be revised to provide the dedication of the entire right-of-way width for Fifth Street as it abuts the subject property or a Variance to the Subdivision Regulations shall be obtained to allow platting of half of the right-of-way;
10. Prior to Preliminary Plat approval by the City Council, construction plans for the section line highway located along the west 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:

11. 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. Any interim on-site water system shall provide necessary fire flows;

Emergency Services Communication Center Recommendation:

12. Upon submittal of the Preliminary Plat, a plat document showing road names shall be submitted for review and approval;

Urban Planning Division Recommendations:

13. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be

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- submitted for review and approval; and,
14. 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 create 23 commercial lots. In addition, the applicant has submitted a Master Plan including the subject property and an additional forty acres located directly north of the Layout Plat. The Master Plan identifies 70 residential lots to be created in the northern forty acres.

On December 2, 2002 the City Council denied without prejudice Layout Plat #02PL052 to subdivide the subject property into twenty 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:

Staff has reviewed the Layout Plat and Master Plan and noted 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. In addition, a portion of Fifth Street is shown to be located within a north-south section line highway. Platting half the right-of-way and utilizing an existing section line highway results in the platting of a half street. 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 or a Variance to the Subdivision Regulations must be obtained. In addition, the road construction plans must be revised to coordinate with the road construction plans for Fifth Street, including providing the underground detector loops and junction boxes for 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 their office.

The applicant has identified that the in-bound curve return at the Fifth Street/ southern access road does accommodate large vehicles as required by the Fifth Street Corridor Traffic Study. The applicant should be aware that additional right-of-way for the in-bound curve and future signalization requirements may be required upon review of the construction plans.

The Engineering Division has indicated that 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 southern access road as it extends east from Fifth Street. In addition, all approaches must meet the minimum separation requirements as specified by the Street

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Design Criteria Manual and shared access point(s) must be provided as needed.

The Layout Plat also identifies a rearage road extending east through the subject property from Fifth Street to the future proposed location of the Elm Street right-of-way. The rearage road/Elm Street intersection is shown to be located approximately 630 feet north of the Elm Street/Catron Boulevard intersection. (The Street Design Criteria Manual requires a minimum 460 foot separation distance between the two intersections.) The proposed rearage road is also identified as a collector road on the Major Street Plan. The proposed location of the rearage road complies with the Major Street Plan assuming that a minimum 460 foot separation is maintained between the rearage road/Elm Street intersection and the Catron Boulevard/Elm Street intersection. That portion of the rearage road that abuts Elm Street, or the eastern 520 feet of the rearage road as shown on the Master Plan, is located on an adjacent property under different ownership than the applicant. On May 2, 1994, a Layout Plat was approved for the adjacent property that also identified a rearage road extending east to west through the property. The Layout Plat was approved contingent upon the rearage road complying with the Major Street Plan. Staff recommends that the two property owners continue to coordinate the exact location of the rearage road as final construction plans are prepared in order to insure that the road alignment is maintained as the two sites develop.

As previously indicated, 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 that three – 12 foot lanes must be constructed within the 60 foot wide right-of-way at the intersection location of Fifth Street. 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 entire development as required by the Street Design Criteria Manual or a Special Exception to allow curb side sidewalks must be obtained. Staff is recommending that the road construction plans be provided as identified upon Preliminary Plat submittal.

The balance of the roads within the commercial development must be constructed to industrial street standards with a minimum right-of-way width of 59 feet. In particular, the forty foot wide access easement to serve a lot located adjacent to Catron Boulevard must be constructed to industrial street standards or a Variance to the Subdivision Regulations must be obtained. The Engineering Division has indicated that road construction plans must be submitted for review and approval upon submittal of a Preliminary Plat.

Section Line: A north-south section line highway is located along the west lot line of the subject property. The Layout Plat shows a portion of the proposed Fifth Street right-of-way located in a portion of the section line highway. In addition, the Master Plan shows a portion of the proposed Parkview Drive right-of-way located in the section line highway. Prior to Preliminary Plat approval by the City Council, road construction plans for the balance of the section line highway must be submitted for review and approval or a Variance to the

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Subdivision Regulations must be obtained or the section line highway must be vacated. Half of the section line highway is located on an adjacent property under different ownership than the subject property. As such, the adjacent property owner must sign the vacation petition to vacate the section line highway if the applicant chooses this option.

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 currently submitted 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. Due to on-going issues relative to the final design and/or construction of Fifth Street, the timing for the extension of the Robbinsdale Water Zone is not known. The Engineering Division has also indicated that upon submittal of a Preliminary Plat, a design report on sizing of the water line(s) must be submitted for review and approval. If an interim on-site water system is proposed, then all rules and regulations of the South Dakota Department of Environment and Natural Resources must be met. The Engineering Division has indicated that if interim on-site water system(s) are proposed, then all rules and regulations as required by the South Dakota Department of Environment and Natural Resources must be met. In addition, any on-site water system must meet fire flow protection and commercial use(s) requirements. The Engineering Division has also indicated that if interim on-site wastewater systems are being proposed, then South Dakota 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.

Drainage: The Engineering Division has indicated that a drainage plan must be submitted for review and approval. The Elm Street drainage crossing location must be coordinated with the road construction plans or the adjacent lots shown on the Layout Plat are subject to significant revision(s). Staff is recommending that upon submittal of a Preliminary Plat, a drainage plan be submitted for review and approval and that the plat document identify drainage easements as needed.

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. As previously indicated, any on-site water system must meet fire flow protection including water storage if necessary. Staff is recommending that the construction plans be submitted for review and approval as identified upon Preliminary Plat submittal.

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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 Layout Plat 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.

The South Robbinsdale Neighborhood Future Land Use Plan also identifies the area of the proposed residential development as appropriate for Medium Density Residential and Low Density Residential use(s). Prior to any structural development of the site(s), the property must be zoned 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.

Master Plan: The Engineering Division has indicated that upon submittal of the Preliminary Plat, a phasing schedule for the balance of the Master Plan must be submitted for review and approval. The Master Plan identifies the future vacation of a section line highway located along the north lot line. As such, the Master Plan must be revised to show access to the northern most lots.

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