

STAFF REPORT

April 24, 2003

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**No. 03PL032 - Layout Plat**

**ITEM 7**

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GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for A/R Group
REQUEST	<b>No. 03PL032 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Tract 1 of Century "21" Subdivision, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 of Tract 1 of Century "21" Subdivision, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5 acres
LOCATION	At the intersection of Century Road and East North Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District w/Planned Commercial Development / General Agriculture District
West:	Light Industrial District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	03/18/2003
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 field topographic survey 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 particular, the drainage plan shall demonstrate that storm water flows are in accordance with the Perrine Basin Drainage Plan. Storm water flows shall be kept to

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- predevelopment conditions for that portion of the property located outside of the Perrine Basin Drainage Plan area;
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. In particular, the applicant shall demonstrate that the sewer service to proposed Lot 1 has adequate depth to serve the property. In addition, a Master Utility Plan demonstrating sewer services to the entire parcel shall be submitted for review and approval. The Master Utility Plan shall also demonstrate that a sanitary sewer extension along Century Road is not required as proposed or construction plans providing the sanitary sewer extension along Century Road 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. In addition, a Master Utility Plan demonstrating water service to the entire parcel 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 East North Street. In addition, a non-access easement shall be shown along Century Street except for 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. 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. In addition, Century Street shall have a minimum design speed of 35 miles per hour;
  7. Upon submittal of the Preliminary Plat, the Master Plan shall be revised to provide a road connection to the north lot line of the subject property;
  8. All of the proposed streets including those as shown on the Master Plan located north of proposed Lot 1 shall be constructed to comply with the Major Street Plan and the Street Design Criteria Manual;

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. Road names for the proposed streets as shown on the Master Plan shall be submitted for review and approval upon submittal of a Layout and/or Preliminary Plat for that portion of the property. In addition, the plat document shall be revised to show the approved road name(s).

Urban Planning Division Recommendations:

11. Upon submittal of the Preliminary Plat, the plat document shall be revised to show a utility

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- easement for the proposed relocation of the Western Area Power Administration Power Line;
12. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval;
  13. 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;

South Dakota Department of Transportation Recommendations:

14. Prior to Preliminary Plat approval by the City Council, approach permits for future approaches along East North Street shall be obtained;
15. The northern most east-west street shall be limited as a right-in/right-out only access road including turn lanes as needed until such time that a full movement intersection is approved by the South Dakota Department of Transportation and/or the City.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to create a five acre commercial lot from a 68.87 acre parcel leaving a 63.87 non-transferable balance. In addition, the applicant has submitted a Master Plan identifying the future road networking within the 63.87 acres.

On October 19, 1999 the City Council approved Layout Plat #99PL098 to subdivide the 68.97 acre parcel into 21 commercial lots. The subject property is located in the northwest corner of the Century Road/East North Street intersection and 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: East North Street is classified as minor arterial street on the City's Major Street Plan requiring that it be constructed with a minimum 100 foot right-of-way and 12 foot wide paved lane(s), curb, gutter, sidewalk, street light conduit, water and sewer. In addition, Century Road located along the west lot line of proposed Lot 1 is classified as an industrial street requiring that it be constructed with a minimum 59 foot wide right-of-way and a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In particular, the Engineering Division has indicated that the street design plans for both East North Street and Century Road must provide property line sidewalks instead of curb side sidewalks as shown on the Layout Plat or a Special Exception to the Street Design Criteria Manual must be obtained. In addition, the Engineering Division has indicated that Century Street must be designed with a minimum design speed of 35 miles per hour in lieu of 25 miles per hour as proposed by the applicant. The Engineering Division has also indicated that the plat currently identifies a non-access easement to be located along East North Street. The plat document must be revised to also provide a non-access easement along Century Street except for approved approach location(s). In addition, a note on the plat states that "...a temporary asphalt surface to first Lot 1 driveway. *WORP (Waiver of right to protest any future assessment for street improvements)* for balance of Century Road

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(for) required improvements". The Engineering Division has indicated that delaying the street improvements as proposed to allow the platting of proposed Lot 1 will not be supported. Staff is recommending that the plat document be revised and complete road construction plans be submitted for review and approval upon submittal of a Preliminary Plat.

The Engineering Division has also indicated that all of the proposed streets including those as shown as a part of the Master Plan for the balance of the property located north of proposed Lot 1 must be constructed to comply with the Eglin Street Corridor Study. In particular, the northern most east-west street will be limited as a right-in/right-out only access road including turn lanes as needed until such time that a full movement intersection is approved by the South Dakota Department of Transportation and/or the City. The Engineering Division has indicated that less restrictive access may be allowed in the future at the most northern east-west street and the East North Street intersection if such access complies with the findings and recommendations of the final adapted Eglin Street Corridor Study currently being reviewed.

Water and Sewer: The Engineering Division has indicated that sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines must be submitted for review and approval. A note on the plat identifies that sanitary sewer lines will not be extended north along Century Road as it abuts proposed Lot 1. As such, the Engineering Division has indicated that the applicant must demonstrate that a sanitary sewer extension along Century Road is not required as proposed or construction plans providing the sanitary sewer extension along Century Road must be submitted for review and approval. In addition, the sewer plan must demonstrate that the sewer service to proposed Lot 1 has adequate depth to serve the property. In addition, a Master Utility Plan demonstrating sewer services to the entire parcel shall be submitted for review and approval.

The Engineering Division has indicated that water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval. In addition, a Master Utility Plan demonstrating water service to the entire parcel must be submitted for review and approval. In particular, calculations must be submitted verifying that fire flows are being met with the proposed looped water main design. In addition, the water plan must demonstrate the provision of service to areas of the property above the service elevation of 3,300 feet.

Drainage: The Engineering Division has indicated that a drainage plan shall be submitted for review and approval. In particular, the drainage plan must demonstrate that storm water flows are in accordance with the Perrin Basin Drainage Plan. In addition, storm water flows must be kept to predevelopment conditions for that portion of the property located outside of the Perrin Basin Drainage Plan area. The Layout Plat is subject to change due to the storm water management needs of the property. Upon Preliminary Plat submittal, a drainage plan as identified shall be submitted for review and approval and the plat document shall be revised to provide drainage easements as needed.

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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. The fire hydrants must be in place and operational prior to any building construction. Minimum commercial fire flows must be provided as needed. The commercial fire flows may be increased depending upon building 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 road names for the proposed streets as shown on the Master Plan must be submitted for review and approval upon submittal of a Layout and/or Preliminary Plat for that portion of the property. In addition, the plat document must be revised to show the approved road name(s).

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