

STAFF REPORT

April 24, 2003

No. 03PL038 - Layout Plat

ITEM 10

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Bypass LLC
REQUEST	No. 03PL038 - Layout Plat
EXISTING LEGAL DESCRIPTION	The unplatted portion of the W1/2 NE1/4; N1/2 NE1/4 NE1/4; and the unplatted portion of the S1/2 NE1/4 NE1/4; N1/2 SE1/4 NE1/4 all in Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 9 of Block 1, Lots 1 thru 5 of Block 2, Lots 1 thru 12 of Block 3, Lot 1 of Block 4, Lots 1 thru 6 of Block 5, and Lot 1 of Block 6, Heartland I90 Business Park, located in the NE1/4 of Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 139 acres
LOCATION	North and west of the intersection of I-90 and Elk Vale Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	General Commercial District/General Agriculture District
East:	Box Elder
West:	General Agriculture District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	03/28/2003
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, geotechnical information for the pavement design 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;

STAFF REPORT

April 24, 2003

No. 03PL038 - Layout Plat

ITEM 10

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 sewer plan shall conform to the Northeast Area Study recommendations. In addition, access and utility easements shall be provided as necessary;
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 approval. In addition, a Master Plan in conformance with the Northeast Area Study recommendations shall be submitted for review and approval;
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 shall be submitted for review and approval showing Elk Vale Road as a principal arterial street. In particular, curb, gutter, street light conduit, water and sewer shall be constructed along Elk Vale Road. In addition, sidewalks shall be constructed along that portion of Elk Vale Road located in the General Commercial District or a Variance to the Subdivision Regulations shall be obtained;
7. Upon submittal of the Preliminary Plat, road construction plans shall be submitted for review and approval showing Mall Drive as a principal arterial street. In particular, curb, gutter, sidewalk, street light conduit, water and sewer shall be constructed along Mall Drive or a Variance to the Subdivision Regulations shall be obtained. In addition, the applicant shall identify responsibility for off-site improvements for Mall Drive as it extends west from Elk Vale Road across City property;
8. Prior to submittal of the Preliminary Plat, a Comprehensive Plan Amendment to the Major Street Plan shall be obtained relocating the north-south collector road approximately 800 feet west as shown on the plat document or the plat document shall be revised to provide a collector road in the adopted location. If the Comprehensive Plan Amendment is approved relocating the collector road as proposed, then upon submittal of the Preliminary Plat, road construction plans shall be submitted for review and approval showing West Road as a collector street. In particular, West Road shall be constructed with a minimum 60 foot wide right-of-way and a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer. In addition, sidewalks shall be constructed along that portion of West Road located in the General Commercial District or a Variance to the Subdivision Regulations shall be obtained or a Variance to the Subdivision Regulations shall be obtained;
9. Prior to submittal of the Preliminary Plat, a Comprehensive Plan Amendment to the Major Street Plan shall be obtained relocating the east-west minor arterial street located along the north lot line approximately 500 feet south as shown on the plat document or the plat document shall be revised to provide a minor arterial road in the previously adopted location. If the Comprehensive Plan Amendment is approved, then upon submittal of the Preliminary Plat, road construction plans shall be submitted for review and approval showing Seger Drive as a minor arterial street. In particular, Seger Drive shall be

STAFF REPORT

April 24, 2003

No. 03PL038 - Layout Plat

ITEM 10

- constructed with a minimum 100 foot wide right-of-way, curb, gutter, street light conduit, paved surface, water and sewer. In addition, sidewalks shall be constructed along that portion of Seger Drive located in the General Commercial District or a Variance to the Subdivision Regulations shall be obtained;
10. Upon submittal of the Preliminary Plat, road construction plans for East Road shall be submitted for review and approval. In particular, East Road shall be constructed as an industrial street with a minimum 59 foot wide right-of-way and a minimum 26 foot wide paved surface, curb, gutter, street light conduit, sewer and water. In addition, sidewalks shall be constructed along that portion of East Road located in the General Commercial District or a Variance to the Subdivision Regulations shall be obtained;
 11. Upon submittal of the Preliminary Plat, road construction plans for the Cul-de-sac Road shall be submitted for review and approval. In particular, Cul-de-Sac Road shall be constructed as an industrial street with a minimum 59 foot wide right-of-way and a minimum 26 foot wide paved surface, curb, gutter, street light conduit, sewer and water. In addition, the bulb of the cul-de-sac shall be constructed to provide a minimum 110 foot diameter right-of-way with a minimum 92 foot diameter paved surface or a Variance to the Subdivision Regulations shall be obtained
 12. Upon submittal of the Preliminary Plat, the plat document shall be revised to show a non-access easement along Elk Vale Road except for the approved approach locations. In addition, the plat document shall be revised to show a shared approach between Lots 1 and 2 of Block 2 and Lots 5 and 6 of Block 1, respectively;
 13. Upon submittal of the Preliminary Plat, the plat document shall identify all access to each lot from the lesser order street meeting the minimum separation requirement(s) as per the Street Design Criteria Manual or a Special Exception to the Street Design Criteria Manual shall be obtained;
 14. Upon submittal of the Preliminary Plat, road 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 must be obtained or the section line highway shall be vacated;
 15. Upon submittal of the Preliminary Plat, the plat document shall be revised to show a utility easement for the existing City sewer lift station located in the southeast corner of proposed Lot 1 of Block 2;

Fire Department Recommendation:

16. 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:

17. Prior to Preliminary Plat approval by the City Council, approach permits along Elk Vale Road for Mall Drive and Seger Drive shall be obtained;

Emergency Services Communication Center Recommendation:

18. Prior to Final Plat approval by the City Council, revised road names for "West Road", "East Road" and "Cul-de-sac Road" shall be submitted for review and approval. In

STAFF REPORT

April 24, 2003

No. 03PL038 - Layout Plat

ITEM 10

addition, the plat document shall be revised to show the approved road names;

Urban Planning Division Recommendations:

19. Upon submittal of the Preliminary Plat, a different subdivision name shall be submitted for review and approval. In addition, the plat document shall be revised to show the approved subdivision name prior to Final Plat approval by the City Council;
20. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
21. 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 34 lots. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to improve Elk Vale Road and to construct sidewalks within commercial areas in conjunction with the Layout Plat. In addition, the applicant has submitted a request to change the zoning on the northern two-thirds of the subject property from General Agriculture District to Light Industrial District. The applicant has also submitted a Comprehensive Plan Amendment request seeking to change the future land use designation from Light Industrial to General Commercial and to rezone the southern one-third of the subject property from General Agriculture District to General Commercial District. (See companion items #02CA016, 03RZ017, 03SV016, 03RZ016 and 03CA010.)

The property is located north and west of the intersection of I-90 and 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:

Drainage: The northeast corner of the subject property is located in a "Zone A" floodplain designation. Any development within the "Zone A" designated floodplain will require the review and approval of a floodplain development permit. In particular, the Engineering Division has indicated this area must be studied to determine the area of the hydraulic

STAFF REPORT

April 24, 2003

No. 03PL038 - Layout Plat

ITEM 10

floodway. The Engineering Division has also indicated that a conceptual drainage plan is recommended due to significant layout changes that may be required to address storm water management needs. Upon Preliminary Plat submittal, the Engineering Division has indicated that a complete drainage plan must be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as necessary.

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. In particular, the sewer plan must conform to the Northeast Area Study recommendations. As such, back lot line sewer services along Block 5 is required. The Engineering Division has indicated that access and utility easements to the back lot line services must be provided as necessary. In addition, a 30 inch sewer aligned detail and easement must be provided to Lot 1 of Block 3.

Currently, a City sewer lift station is located in the southeast corner of proposed Lot 1 of Block 2. As such, the plat document must be revised to provide a utility easement for the existing sewer lift station prior to Final Plat approval by the City Council.

Elk Vale Road: The plat document identifies Seger Drive and Mall Drive extending west from Elk Vale Road. The South Dakota Department of Transportation has indicated that approach permits must be obtained for the two streets prior to Preliminary Plat approval by the City Council.

Elk Vale Road is classified as a principal arterial street on the City's Major Street Plat requiring that it be constructed with a minimum 100 foot right-of-way and 12 foot wide paved lane(s), curb, gutter, street light conduit, water and sewer. In addition, sidewalks must be constructed along that portion of Elk Vale Road located in a General Commercial District or a Variance to the Subdivision Regulations shall be obtained.

Mall Drive: Mall Drive is also classified as a principal 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, street light conduit, water and sewer. In addition, sidewalks must be constructed along that portion of Mall Drive located in a General Commercial District or a Variance to the Subdivision Regulations shall be obtained. The east 1,220 feet of Mall Drive as it extends west from Elk Vale Road is located on City property. As such, the applicant must identify responsibility for off-site improvements for this portion of Mall Drive upon submittal of the Preliminary Plat.

Seger Drive: The City's Major Street Plan identifies the extension of Seger Drive, an east-west minor arterial street, to be located along the north lot line of the subject property. The applicant is proposing to relocate Seger Drive approximately 500 feet south of the approved location due to existing floodplain concerns located within the northern portion of the subject property. Prior to Preliminary Plat submittal, a Comprehensive Plan Amendment to the Major Street Plan relocating Seger Drive must be obtained or the plat document must be revised to show the minor arterial street along the north lot line as previously approved. If

STAFF REPORT

April 24, 2003

No. 03PL038 - Layout Plat

ITEM 10

the Comprehensive Plan Amendment is approved, then upon submittal of the Preliminary Plat, road construction plans shall be submitted for review and approval showing Seger Drive as a minor arterial street. In particular, Seger Drive shall be constructed with a minimum 100 foot wide right-of-way, curb, gutter, street light conduit, paved surface, water and sewer. Elk Vale Road is classified as a principal arterial street on the City's Major Street Plat requiring that it be constructed with a minimum 100 foot right-of-way and 12 foot wide paved lane(s), curb, gutter, street light conduit, water and sewer. In addition, sidewalks must be constructed along that portion of Seger Drive located in a General Commercial District or a Variance to the Subdivision Regulations shall be obtained.

West Road: The City's Major Street Plan identifies a north-south collector road to be located approximately in the middle of the subject property. The applicant is proposing to relocate the collector road, to be known as West Road, approximately 800 feet west of the previously approved location. As such, a Comprehensive Plan Amendment to the Major Street Plan must be obtained relocating the north-south collector road as identified or the plat document must be revised to provide a collector road in the adopted location. If the Comprehensive Plan Amendment is approved relocating the collector road as proposed, then upon submittal of the Preliminary Plat, road construction plans must be submitted for review and approval showing West Road as a collector street. In particular, West Road must be constructed with a minimum 60 foot wide right-of-way and a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer. In addition, sidewalks must be constructed along that portion of West Road located in a General Commercial District or a Variance to the Subdivision Regulations shall be obtained.

East Road: East Road is classified as an industrial street road requiring that the road be constructed with a minimum 59 foot wide right-of-way and a minimum 26 foot wide paved surface, curb, gutter, street light conduit, sewer and water. In addition, sidewalks must be constructed along that portion of East Road located in a General Commercial District or a Variance to the Subdivision Regulations shall be obtained.

Cul-de-sac Road: Cul-de-sac Road is also classified as an industrial road requiring that the road be constructed with a minimum 59 foot wide right-of-way and a minimum 26 foot wide paved surface, curb, gutter, street light conduit, sewer and water. In addition, the bulb of the cul-de-sac must be constructed to provide a minimum 110 foot diameter right-of-way with a minimum 92 foot diameter paved surface or a Variance to the Subdivision Regulations must be obtained.

Section Line Highway: An east-west section line highway is located along the north lot line. 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. The north 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 subdivided, the other half shall be platted. No new half-streets shall be permitted". As such, the adjacent property owner must

STAFF REPORT

April 24, 2003

No. 03PL038 - Layout Plat

ITEM 10

participate in the platting of the north half of the section line right-of-way or a Variance to the Subdivision Regulations must be obtained to allow platting half a right-of-way.

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 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 revised road names for "West Road", "East Road" and "Cul-de-sac Road" must be submitted for review and approval. In addition, staff has noted that a previously submitted Layout Plat for property located south of I-90 along Elk Vale Road is already proposing "Heartland" in the title of the subdivision. As such, staff is recommending that a different subdivision name be submitted for review and approval. In addition, the plat document must be revised to show the approved plat labeling prior to Final Plat approval.

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