

STAFF REPORT

May 22, 2003

No. 03PL049 - Preliminary and Final Plat

ITEM 23

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 03PL049 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	A parcel of land located in a portion of the NW1/4 NW1/4 of Section 34 and a portion of the SW1/4 SW1/4 of Section 27, all in T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, being more particularly described as follows: Beginning at the point being the intersection of the south line of said NW1/4 NW1/4 of Section 34 and the easterly right-of-way line of N. Elk Vale Rd., thence N00°01'02"W, 847.24 feet to the True Point of Beginning; Thence continuing along said easterly right-of-way line, N00°01'02"W, 653.99 feet to a point lying on a curve concave to the Northwest and whose chord bears N71°37'58"W, 744.25 feet; thence easterly along the arc of said curve to the left whose radius is 5829.58 feet and whose central angle is 07°19'11", an arc length of 744.76 feet to a point on said curve; thence S00°08'25"W, 462.78 feet; thence S89°51'35"E, 50.67 feet; thence S00°08'25"W, 100.00 feet; thence N89°51'35"W, 293.71 feet; thence S00°08'25"W, 326.18 feet; thence S89°58'58"W, 460.92 feet to the True Point of Beginning
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 3, Block 1; Lots 1 thru 2, Block 2; and dedicated streets location in a portion of the SW1/4SW1/4 of Section 27 and a portion of the NW1/4 NW1/4 of Section 34, all in T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 8.903 acres
LOCATION	East of North Elk Vale Road on Columbia Boulevard
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	General Commercial District
South:	County
East:	County
West:	General Commercial District

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PUBLIC UTILITIES To be extended
DATE OF APPLICATION 04/25/2003
REPORT BY Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, a revised drainage plan shall be submitted for review and approval. In particular, the drainage plan shall demonstrate that run-off from the proposed subdivision will be managed in accordance with the City of Rapid City Drainage Criteria Manual and applicable policies, regulations or ordinances;
2. Prior to Preliminary Plat approval by the City Council, revised construction plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, all phasing limits for construction shall be indicated on the construction plans;
3. All construction of required subdivision improvements shall be in accordance with the construction plans approved by the City of Rapid City Engineering Division. No construction shall be initiated until construction plans have been approved;

Fire Department Recommendation:

4. Prior to Preliminary Plat approval by the City Council, the construction plans shall be revised to provide fire hydrants along the north side of Columbia Boulevard. The location of the fire hydrants shall be coordinated with the Fire Department;

South Dakota Department of Transportation Recommendations:

5. Prior to Preliminary Plat approval by the City Council, an approach permit for Columbia Boulevard shall be obtained. In addition, a traffic study shall be submitted for review and approval to determine the design and control of the approach or the construction plans shall be revised to show the signalization of the approach;
6. Prior to Preliminary Plat approval by the City Council, the construction plans shall be revised to show the reduction of the shoulder width from eight feet to four feet along that portion of Elk Vale Road that will be designed to provide a turn lane;

Emergency Services Communication Center Recommendation:

7. Prior to Final Plat approval by the City Council, a different road name for "Columbia Boulevard" shall be submitted for review and approval. In addition, the plat document shall be revised to show the approved road name;

Register of Deed's Office Recommendation:

8. Prior to Final Plat approval by the City Council, the plat document shall be revised to eliminate the word "One" from the title;

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Urban Planning Division Recommendations:

9. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
10. 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 Preliminary and Final Plat to subdivide the subject property into five commercial lots. The applicant has also submitted a Variance to the Subdivision to waive the requirement to install curb, gutter, sidewalk, street light conduit, sewer, and water along Elk Vale Road as it abuts a portion of the subject property. In addition, the applicant has submitted a request to rezone the property from No Use District to General Commercial District. (See companion items #03SV019 and #03RZ019.)

On February 3, 2003, the City Council acknowledged the applicant's request to withdraw a Layout Plat subdividing approximately 121 acres into 16 commercial lots. The Layout Plat included the subject property.

The property is located south of I-90 on the east side of Elk Vale Road and is currently void of any structural development.

STAFF REVIEW:

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

Drainage: The Engineering Division has indicated that a revised drainage plan must be submitted for review and approval. In particular the drainage plan must clarify areas considered and calculations used for determination of storm flows. The Engineering Division has also indicated that comments on the drainage plan and report have been completed and returned to the Engineering consultant for response or modification.

Water Distribution System and Wastewater Collection System: The Engineering Division has noted areas that may need additional information or revisions on the construction plans such as coordination of water and storm sewer system locations, depth of sewers to assure service is provided to all proposed lots and construction details. The construction plans must be revised and submitted for review and approval as identified prior to Preliminary Plat approval by the City Council.

Off-site Improvements: The proposed subdivision has recently been annexed into the City limits of Rapid City and is located in the eastern portion of the City. To date, City streets and utilities have not been extended to serve this area. The City of Rapid City and the developer have been working together to identify funding sources and responsible entities to complete construction of the necessary improvements. Necessary facilities that are not a part of the

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plans reviewed to date include:

- The connection of the sanitary sewer system for the subdivision to the municipal wastewater collection system using a sewage lift station, force main discharge, gravity transmission line, or a combination of these components. The City of Rapid City has retained a consultant to evaluate and design the necessary facilities. In addition, the Engineering Division has indicated that the City has agreed to complete construction of the facilities under a City contract;
- The extension of a water main from the vicinity of Lowry Lane and Eglin Street to the Elk Vale Road right-of-way adjacent to the subdivision; and,
- The signalization of the Columbia Boulevard/Elk Vale Road intersection.

Fire Department: The Fire Department has indicated that the construction plans must be revised to provide fire hydrants along the north side of Columbia Boulevard. In addition, the location of the fire hydrants must be coordinated with the Fire Department. Staff is recommending that the construction plans be revised accordingly prior to Preliminary Plat approval by the City Council.

South Dakota Department of Transportation: The South Dakota Department of Transportation has indicated that an approach permit for Columbia Boulevard must be obtained. In addition, a traffic study must be submitted for review and approval to determine the design and control of the approach or the construction plans must be revised to show the signalization of the approach. The South Dakota Department of Transportation has also indicated that the construction plans must be revised to show the reduction of the shoulder width from eight feet to four feet along that portion of Elk Vale Road that will be designed to provide a turn lane. Staff is recommending that the construction plans be revised as identified prior to Preliminary Plat approval by the City Council.

Plat Labeling: The Emergency Services Communication Center has indicated that "Columbia" is already used as a street name located in Pennington County. As such, a different road name must be submitted for review and approval. In addition, the plat document must be revised to show the approved road name. The Register of Deed's Office has also indicated that the plat document must be revised to eliminate the word "One" from the title. Any reference to the phasing of a subdivision creates problems with recording and tracking the document(s). Staff is recommending that the plat document be revised as identified prior to Final Plat approval by the City Council.

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