

STAFF REPORT

July 10, 2003

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**No. 03PL070 - Layout, Preliminary and Final Plat**

**ITEM 9**

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GENERAL INFORMATION:

PETITIONER	Renner and Sperlich Engineering, Co. for Word of Hope Wesleyan Church
REQUEST	<b>No. 03PL070 - Layout, Preliminary and Final Plat</b>
EXISTING LEGAL DESCRIPTION	A portion of Tract T of Trailwood Village located in the SE1/4 SW1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot B of Block 16, Trailwood Village located in the SE1/4 SW1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.95 acres
LOCATION	Northeast of the intersection of Covington Street and East Highway 44
EXISTING ZONING	Planned Unit Development
SURROUNDING ZONING	
North:	Planned Unit Development – Neighborhood Commercial
South:	Suburban Residential District
East:	Suburban Residential District/General Commercial Zoning District
West:	Planned Unit Development/Suburban Residential District
PUBLIC UTILITIES	Rapid Valley sanitary sewer and water
DATE OF APPLICATION	06/12/2003
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the Layout, Preliminary and Final Plat be continued to the July 24, 2003 Planning Commission Meeting to allow the applicant time to submit additional information.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat, Preliminary, and Final Plat for a previously un-platted portion of Tract T of Trailwood Village Subdivision. The lot is currently zoned by Pennington County, as a Neighborhood Commercial Zoning District with a Planned Unit Development Designation and the surrounding lots are a combination of Suburban Residential and General Commercial Zoning Districts.

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---

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The property is located on the northwest corner of Covington Street and Highway 79, and it is currently void of any structural development.

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

Drainage: The submitted site plan identifies a temporary major drainage easement on the plat. However, a revised plat needs to be submitted identifying permanent on-site detention systems. In addition to revised drainage information, additional drainage information identifying the sites ability to reduce the impacts of run-off on surrounding sites. Drainage information must also be addressed along the west side of Lot A, in order to verify the ability of the site to function adequately within existing drainage systems. A revised site plan showing easements and facilities for drainage from the southwest corner of Lot A, and Lot B1 of Block 16 needs to be submitted for review and approval.

The City of Rapid City Engineering Division has stated the prior to Preliminary Plat approval by the Planning Commission, construction of all drainage improvements on proposed Lot B, Block 16 and on Block 17 shall be completed in accordance with the previously approved plats (City Project # Dev 01-467 + 02-526).

Avery Drive: The submitted site plan shows non-access easements along the property lines of South Dakota Highway 44 and Covington Avenue. However, there appears to be an access point shown along Covington Avenue across from Avery Avenue. This access point onto the site does not appear to directly line up with Avery Avenue. In order to reduce potential traffic problems, a revised site plan shall be submitted showing the access point onto proposed Lot B directly lining up with Avery Drive.

Air Quality: The subject property exceeds one acre in size. An air quality permit will be required prior to any surface disturbance. This will ensure that any potential air quality effects of construction at the site will be mitigated prior to any construction at this location.

Pennington County Fire Department: The County Fire Department has recommended that prior to issuance of a building permit at this location, fire flows must be verified. Adequate water for the appropriate fire flows must be ensured so that in case of a fire emergency there will be adequate water to put out any fires.

City of Rapid City Fire Department: The City of Rapid City Fire Department has stated there appears to be adequate fire hydrants as shown; however, depending upon what type of structure is going to be built on the site varying fire flows will be required. In addition, while the site is being designed for the structure, the applicant will need to ensure that emergency vehicles will be able to access the site. The Fire Department has stated that all applicable driveways, exits, access points, etc. shall comply with applicable City Street Design Criteria Manuals requirements and the Uniform Fire Codes.

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---

Access: The South Dakota Department of Transportation has recommended that no access be taken off of South Highway 44. The submitted site plan shows a non-access easement along the property line abutting South Highway 44. In addition, the South Dakota Department of Transportation recommends that access be taken off of Covington Street. The submitted site plan shows a portion of the property line abutting Covington Street without a non-access easement. In addition, a portion of the lot also abuts Teak Drive. This portion of the lot is also shown without a non-access easement. The South Dakota Department of Transportation also has indicated that prior to City Council approval written approval for the access points on the lots will be required.

The Street Design Criteria Manual Section 8.2.1 (I) states, "If a property has frontage on more than one street, access will be permitted only on the less traveled street frontage, where standards can be met. If a property cannot be served by an access point meeting these standards, the Engineer shall designate access points based on traffic safety, operational needs, and in conformance with the requirements of this policy." Covington Street and South Dakota Highway 44 are identified as a collector street and a principal arterial on the City of Rapid City's Major Street Plan. Teak Drive is identified as a local road, according to the Street Design Criteria Manual access should be taken from the lower order street, Teak Drive. However, the Teak Drive access would direct additional vehicular traffic through a residential area. For this reason staff supports a special exception to allow access off of Covington Drive directly across from Avery Drive. As a condition of the granting of a special exception, a non access easement shall be shown along Teak Drive to eliminate any vehicles from cutting across the site to access Covington Drive.

Sidewalks: A revised plat document shall be submitted showing sidewalks on South Dakota Highway 44. City Staff has concerns related to pedestrians in the area walking to any commercial sites. A sidewalk constructed to the City of Rapid City design standards shall be constructed to aid in the safety of any pedestrians using this access way to any commercial nodes.

Staff recommends that the Layout, Preliminary and Final Plat be continued to the July 24, 2003 Planning Commission meeting to allow the applicant to submit additional information as outlined above.