

STAFF REPORT

July 10, 2003

No. 03PL067 - Preliminary Plat

ITEM 33

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Bypass LLC
REQUEST	No. 03PL067 - Preliminary 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 through 9 of Block 1, Lots 1 through 3 of Block 2, Lots 1 through 6 of Block 3, all of I-90 Heartland Business Park, and dedicated public right-of-way shown on Elk Vale Road, Seger Drive, Taggart Road and Galt Court located in the NE1/4 of Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 67 acres
LOCATION	North and west of the intersection of I-90 and Elk Vale Road
EXISTING ZONING	Light Industrial District/General Commercial District
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	Light Industrial District/General Commercial District
East:	Box Elder
West:	General Agriculture District/Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	06/13/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, the applicant shall enter into an oversize reimbursement agreement with the City for the design and construction of affected sanitary sewer and water distribution system components within the subdivision;

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2. Prior to Preliminary Plat approval by the City Council, a revised drainage report and grading plan shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, the construction plans shall be revised addressing redline comments from the City Engineering;
4. Prior to Preliminary Plat approval by the City Council, the revised construction plans shall be reviewed and approved by the City Engineering;
5. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;

Fire Department Recommendation:

6. The Uniform Fire Codes shall be continually met;

Emergency Services Communication Center Recommendation:

7. Prior to Final Plat approval by the City Council, the plat document shall be revised to show "Elk Vale Road" as "N. Elk Vale Road";

South Dakota Department of Transportation Recommendation:

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

Urban Planning Division Recommendations:

9. Prior to Preliminary Plat approval by the City Council, 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;
10. Prior to Preliminary Plat approval by the City Council, the section line highway located along the north lot line shall be improved to City Street Design standards or a Variance to the Subdivision Regulations shall be obtained to waive the street improvements or the section line highway shall be vacated; and,
11. 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 Plat to create seven commercial lots and 11 light industrial lots on the above legally described property. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, sewer, water and pavement along a section line highway located along the north lot line of the property. The applicant has also submitted a Comprehensive Plan Amendment to the Major Street Plan to relocate a minor arterial street and to relocate a collector street. (See companion items #03SV023 and 03CA017.) The relocation of the minor arterial street from the north lot line of the subject property to approximately 500 feet south is identified in part on this plat document. The proposed location of the collector road is west of the subject property on a future phase of this

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development.

On May 5, 2003, the City Council approved a Layout Plat to subdivide 139 acres into 34 lots. The Layout Plat included the subject property. In addition, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to improve Elk Vale Road with the stipulation that the applicant sign a waiver of right to protest any future assessment for the improvement.

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.

STAFF REVIEW:

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

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. As previously indicated, 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 approval by the City Council, 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 the Comprehensive Plan Amendment is approved relocating Seger Drive from the section line highway located along the north lot line further south as proposed, then the applicant must either improve the section line highway to City Street Design standards, obtain a Variance to the Subdivision Regulations to waive the street improvements or vacate the section line highway. Staff is recommending that the Comprehensive Plan Amendment and the section line highway issue(s) be addressed accordingly prior to Preliminary Plat approval by the City Council.

Water and Sewer: The City's Utility Master Plan for this area identifies a major sewer interceptor through the subdivision to the existing Elk Vale lift station located in the northeast corner of the subject property. In addition the City's Utility Master Plan identifies a 12 inch water line size through the property that may be larger than would otherwise be needed to serve the development. Typically oversized utility costs are paid based on a formula previously developed by the Council. Due to the substantial magnitude and cost of these oversized components, the Engineering Division is recommending that a specific oversized agreement be negotiated between the developer and the City of Rapid City to identify costs and responsibilities for design, construction and project management for the various components.

Drainage and Grading Plan: The Engineering Division has indicated that the drainage and grading plan must be expanded to include additional analysis of drainage within Block 1 of the Subdivision. In particular, the report(s) must present calculations for street and storm water flows. Staff is recommending that a revised drainage and grading plan be submitted for review and approval prior to City Council approval of the Preliminary Plat.

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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.

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