

STAFF REPORT

October 9, 2003

No. 03PL096 - Layout Plat

ITEM 28

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Lazy P-6 Properties, LLC
REQUEST	No. 03PL096 - Layout Plat
EXISTING LEGAL DESCRIPTION	NE1/4 NW1/4 NW1/4 GL 1, Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10 acres
LOCATION	Approximately 660 feet to the east of the Parkview Drive terminus
EXISTING ZONING	Low Density Residential II District/Medium Density Residential District/Office Commercial District/General Commercial District w/Planned Commercial Development
SURROUNDING ZONING	
North:	General Agriculture District
South:	Suburban Residential District (County)
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	09/12/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

GENERAL COMMENTS:

STAFF REVIEW:

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

Engineering Division Recommendations:

1. Upon submittal of a Preliminary Plat, a grading plan and geotechnical information shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat, a field topographic survey shall be submitted for review and approval;

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3. Upon submittal of a Preliminary Plat, a drainage plan shall be submitted for review and approval. In particular, any off-site interim detention improvements to be located on the balance of the applicant's property as shown on the Master Plan shall be identified. In addition, the plat shall be revised to show drainage easements as needed;
4. 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. If an interim Lift Station, shown to be located directly south of the subject property, is to serve the property than a utility easement shall be secured for the Lift Station and subsequent sewer line(s). In addition, the Lift Station shall be designed for future gravity flow into the Elm Street Sanitary Sewer and the Lift Station shall be eliminated at the time of construction of the Sanitary Sewer within the Elm Street right-of-way;
5. 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 particular, the water plans shall show the extension of the Palo Verde Water Zone to serve the subject property;
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
7. Upon submittal of the Preliminary Plat, the plat document shall be revised to show the dedication of the west half of the right-of-way for Fifth Street located on an adjacent property or the west half of the right-of-way shall be dedicated as a part of a separate platting proposal. Either way, the entire right-of-way for Fifth Street shall be dedicated at the same time or a Variance to the Subdivision Regulations shall be obtained to allow platting half a right-of-way;
8. Upon submittal of the Preliminary Plat, the plat document shall be revised to show the dedication of the east half of the right-of-way for Elm Street located on an adjacent property or the east half of the right-of-way shall be dedicated as a part of a separate platting proposal. Either way, the entire right-of-way for Elm Street shall be dedicated at the same time or a Variance to the Subdivision Regulations shall be obtained to allow platting half a right-of-way;
9. Upon submittal of the Preliminary Plat, road construction plans for the proposed rearage road as a commercial/industrial street shall be submitted for review and approval;
10. Upon submittal of the Preliminary Plat, road construction plans showing the proposed road to be located along the south lot line of the subject property as a local street shall be submitted for review and approval;
11. Upon submittal of the Preliminary Plat, road construction plans for the proposed north-south street as a local street for that portion located in the Medium Density Residential District and as a commercial/industrial street for that portion located in the Office Commercial District shall be submitted for review and approval;
12. 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

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- section line highway shall be vacated;
13. Prior to Final Plat approval by the City Council, the plat document shall be revised to provide an additional five feet of right-of-way for the section line highway located along the north lot line or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show the dedication of the north half of the right-of-way for the section line highway located on an adjacent property or the north half of the right-of-way shall be dedicated as a part of a separate platting proposal. Either way, the entire right-of-way for the section line highway shall be dedicated at the same time or a Variance to the Subdivision Regulations shall be obtained to allow platting half a right-of-way;
 14. Prior to Final Plat approval by the City Council, a non-access easement shall be shown along the perimeter of the subject property except for approved approach locations. In particular, access shall be taken from the lesser order street or a Special Exception to the Street Design Criteria Manual shall be obtained;
 15. Upon submittal of the Preliminary Plat, a phasing schedule for the balance of the Master Plan shall be submitted for review and approval. In addition, the Master Plan shall identify that two access streets serve the subject property if more than 40 dwelling units are proposed on the subject property or a Special Exception to allow more than 40 dwelling units with one point of access shall be obtained;
 16. Prior to Preliminary Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval;

Fire Department Recommendations:

17. 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:

18. Upon submittal of the Preliminary Plat, a plat document showing road names shall be submitted for review and approval;

South Dakota Department of Transportation Recommendation:

19. Prior to Final Plat approval by the City Council, an approach permit for the Fifth Street approach onto Catron Boulevard shall be obtained; and,

Urban Planning Division Recommendations:

20. 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 create a ten acre parcel. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along Elm Street as it abuts the subject property. (See companion item #03SV038.)

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On July 21, 2003, the City Council approved Layout Plat #03PL072 to create a ten acre parcel as a multi-family development site. On September 15, 2003, the City Council acknowledged the applicant's request to withdraw a Variance to the Subdivision Regulations to waive the requirement to improve a section line highway located along the north lot line of the associated Layout Plat #03PL072.

On March 3, 2003, the City Council approved a Layout Plat to create 23 commercial lots on property located south of the subject property also owned by the applicant. In addition, the City approved a Master Plan on an additional forty acres located directly north of the Layout Plat that included the subject property.

On December 2, 2002 the City Council denied without prejudice Layout Plat #02PL052 to subdivide property located south of the subject property into twenty commercial lots. The subject property is located in the northeast corner of the intersection of Catron Boulevard and the proposed right-of-way location for the future extension of Elm Street. The property 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:

Road Issues: The Layout Plat identifies the construction of Fifth Street extending north from Catron Boulevard for a distance of 570 feet located within a section line highway. Platting half the right-of-way and utilizing an existing section line highway results in the platting of a half street. As such, staff is recommending that the west half of the right-of-way located on an adjacent property be dedicated either as a part of the Preliminary and Final Plat for this proposed development or as a part of a separate platting proposal. Either way, the right-of-way for the entire road must be dedicated at the same time or a Variance to the Subdivision Regulations must be obtained. The proposed approach location for Fifth Street on to Catron Boulevard is in compliance with the City's approved construction plans for Fifth Street, the Major Street Plan and the South Robbinsdale Corridor Study. The South Dakota Department of Transportation has also indicated that prior to Final Plat approval, an approach permit must be obtained.

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The Layout Plat identifies constructing a portion of a rearage road a distance of 600 feet, extending east from Fifth Street to a proposed north-south connector road. The proposed north-south connector road extends north a distance of approximately 1,250 feet to a proposed east-west local road located along the south lot line of the subject property. The east-west local road extends east a distance of approximately 600 feet and intersects with the future location of Elm Street. Elm Street extends north a distance of approximately 650 feet north to the northern lot line of the subject property. The rearage road must be constructed as an industrial/ commercial street. In addition, the north-south connector road must be constructed as an industrial/commercial street for the south 650 feet of the proposed street located within the Office Commercial District. The balance of the north-south connector road must be constructed as a local street for that portion located in the Medium Density Residential District. In addition, the east-west street located along the south lot line of the subject property must be constructed as a local street. Lastly, Elm Street is identified as a minor arterial street on the City's Major Street Plan. The Layout Plat identifies platting half the right-of-way for Elm Street. Platting half the right-of-way results in the platting of a half street. Chapter 16.12.050 of the Rapid City Municipal Code states that "...No new half-street shall be permitted". As such, staff is recommending that the east half of the right-of-way located on an adjacent property be dedicated either as a part of the Preliminary and Final Plat for this proposed development or as a part of a separate platting proposal. Either way, the right-of-way for the entire road must be dedicated at the same time or a Variance to the Subdivision Regulations must be obtained.

Staff is recommending that upon submittal of the Preliminary Plat, construction plans be submitted for review and approval as identified for all of the proposed streets or a Variance to the Subdivision Regulations must be obtained.

The above referenced street configuration provides one point of access to the subject property. The previously approved Layout Plat on the adjacent ten acres identifies the future construction of Parkview Drive and the future construction of an east-west street along the south lot line of that property. Upon completion, this road connection will provide a second access point to the subject property. The applicant should be aware that any development of the subject property resulting in more than 40 dwelling units will require that a second access road be provided or a Special Exception to allow more than 40 dwelling units with one point of access must be obtained. In addition, any future subdivision of the subject property may require that a road connection to the north lot line be provided.

Section Line: An east-west section line highway is located along the north lot line of the subject property. On February 7, 2000 the City Council approved Layout Plat #99PL115 for Stoneridge Subdivision, a 32 residential development. The Layout Plat identifies a collector road to be constructed in the section line highway located along the north lot line. In addition, the Major Street Plan identifies the future location of a collector road within the section line highway. A collector road requires a minimum 76 foot wide right-of-way with a 40 foot wide paved surface. As such, an additional five foot of right-of-way must be dedicated from the subject property in order to provide the minimum right-of-way width for a collector road. The north half of the section line highway is located on an adjacent property

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under different ownership from the subject property. As previously indicated, 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 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. The applicant also has the option of vacating the section line highway. Staff is recommending that the plat document be revised to dedicate the additional right-of-way and that the section line issues be addressed as identified.

Water and Sewer: The Engineering Division has indicated that the water and sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer and water mains and service lines be submitted for review and approval. In particular, the water plans must show the extension of the Palo Verde Water Zone to serve the subject property.

The Layout Plat identifies the development of an interim Lift Station to be located directly south of the subject property on a different parcel. If the Lift Station is to serve the subject property then a utility easement must be secured to allow the Lift Station to serve the subject property. In addition, the Lift Station must be designed for future gravity flow into the Elm Street Sanitary Sewer and the Lift Station eliminated at the time of construction of Elm Street. Staff is recommending that the water and sewer plans be submitted for review and approval upon submittal of the Preliminary Plat.

Drainage: The Engineering Division has indicated that a drainage plan must be submitted for review and approval. In particular, any off-site interim detention improvements to be located on the balance of the applicant's property as shown on the Master Plan must be identified. Staff is recommending that upon submittal of a Preliminary Plat, a drainage plan be submitted for review and approval as identified and that the plat document identify drainage easements as needed.

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. As previously indicated, any on-site water system must meet fire flow protection including water storage if necessary. Staff is recommending that the construction plans be submitted for review and approval as identified upon Preliminary Plat submittal.

Zoning: The property is currently zoned General Agriculture District. The South Robbinsdale Neighborhood Future Land Use Plan identifies the appropriate use of the subject property as Low Density Residential II District. Prior to any residential development of the site, the subject property must be rezoned as identified in the South Robbinsdale Neighborhood Future Land Use Plan.

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Plat Labeling: The Emergency Services Communication Center has indicated that street names must be submitted for review and approval. In addition, the Register of Deed's Office has indicated that a plat document must be submitted for review and approval. Staff is recommending that road names and a plat document be submitted as identified upon submittal of the Preliminary Plat.

Master Plan: The applicant has not requested that the balance of the eighty acres shown on the Layout Plat be reviewed. However, the proposed lot configurations and road layout(s) serve as a Master Plan for the balance of the property. Staff is recommending that upon submittal of the Preliminary Plat, a phasing schedule for the balance of the Master Plan be submitted for review and approval.

Staff believes the proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.