

STAFF REPORT

January 22, 2004

No. 03PL126 - Layout Plat

ITEM 25

GENERAL INFORMATION:

PETITIONER	Renner & Associates LLC for First Western Bank
REQUEST	No. 03PL126 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lots 1 thru 16, Lots 21 thru 28, Lots A thru F, and vacated alley, all located in Block 4 of Riverside Addition, and a portion of Eleventh St. Right-of-Way, located in SE1/4 of SE1/4, Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract A of Block 4, Riverside Addition, located in SE1/4 of SE1/4, Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.686 acres
LOCATION	At the southwest corner of the intersection of Omaha Street and West Boulevard
EXISTING ZONING	General Commercial w/PCD/Light Industrial
SURROUNDING ZONING	
North:	General Commercial District/Flood Hazard District
South:	Light Industrial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/26/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, site grading and drainage plans shall be submitted for review and approval. In particular, the drainage plan shall demonstrate that storm water is being collected on site and routed to the existing public storm sewer system located in the Eleventh Street right-of-way;
2. Upon submittal of a Preliminary Plat application, sewer construction plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and

STAFF REPORT

January 22, 2004

No. 03PL126 - Layout Plat

ITEM 25

- service lines shall be submitted for review and approval. In addition, the sewer plans shall show the abandonment of that portion of an existing sewer main located under the proposed structure;
3. Upon submittal of a Preliminary Plat application, water main construction plans prepared by a Registered Professional Engineer showing the extension of water mains and service lines shall be submitted for review and approval;
 4. Upon submittal of a Preliminary Plat application, 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 water, sewer, storm drainage, curb, gutter, regulatory or traffic signage, pavement markings and sidewalk improvements for all adjacent roadways or a Variance to the Subdivision Regulations shall be obtained;
 5. Upon submittal of a Preliminary Plat application or a Vacation of Right-of-way application to vacate the eastern ten feet of the Eleventh Street right-of-way, the vacation request, including any exhibits or plat documents, shall be revised to show no vacation of right-of-way along the northern 55 feet of the Eleventh Street frontage. In addition, the adjacent property owner shall sign a vacation of right-of-way petition prior to the right-of-way being vacated. The applicant shall also submit documentation that all of the affected utilities concur with the vacation request;
 6. A Special Exception is hereby granted to allow three approaches to a commercial property in lieu of two approaches as per the Street Design Criteria Manual;
 7. A Special Exception is hereby granted to reduce the separation requirement from 230 feet to 205 feet between the proposed approach located along Omaha Street and the West Boulevard/Omaha Street intersection as per the Street Design Criteria Manual;
 8. Prior to Preliminary Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval;
 9. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid;
 10. Upon submittal of a Preliminary Plat application, 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; and,
 11. Prior to submittal of a Final Plat application, an approach permit shall be obtained from the South Dakota Department of Transportation for the proposed approach along Omaha Street. In addition, the applicant shall provide signage identifying that the approach functions as a right-in/right-out approach or surety shall be posted for the improvement upon submittal of a Final Plat application.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to combine the subject property into one lot. The applicant has also submitted a Major Amendment to an Initial Planned Commercial Development to increase the boundaries of the development to include the southern half of the subject property. In addition, the applicant has also submitted a request to rezone the southern half of the block from Light Industrial District to General Commercial District. (See companion item #03PD062 and 03RZ065.)

STAFF REPORT

January 22, 2004

No. 03PL126 - Layout Plat

ITEM 25

On July 25, 2000, the City Council approved an Initial Planned Commercial Development to allow a bank to be constructed on the north half of the subject property. The property is located in the southwest corner of the Omaha Street/West Boulevard intersection. Currently, two billboards are located on the property.

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 provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approval 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 Rapid City Municipal Code or the Street Design Criteria Manual will 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:

Water and Sewer: Staff has indicated that a water and sewer plan must be submitted for review and approval. The City recently constructed a sewer main in the vacated alley located through the middle of the subject property in order to serve the bank that was initially proposed to be located in the north half of the block. The site plan submitted with the associated Major Amendment to the Commercial Development Plan identifies the proposed structure located over a portion of the sewer main. As such, sewer plans must be submitted for review and approval showing the abandonment of that portion of the existing sewer main located under the proposed structure. In addition, utility plans must be submitted for review and approval showing the extension of water and sewer mains in the Eleventh Street right-of-way, a sewer main in the Omaha Street right-of-way and a sewer main in the Rapid Street right-of-way. Staff is recommending that upon submittal of a Preliminary Plat application, a water and sewer plan be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

Grading and Drainage Plan: Staff has indicated that site grading and drainage plans must be submitted for review and approval. In particular, the drainage plan must demonstrate that storm water is being collected on site and routed to an existing storm sewer system located in the Eleventh Street right-of-way. Staff is recommending that a grading and drainage plan be submitted as identified upon submittal of a Preliminary Plat application.

Access: The subject property is bordered by Omaha Street along the north lot line, West Boulevard along the east lot line, Rapid Street along the south lot line and Eleventh Street along the west lot line. The applicant has requested a Special Exception to the Street Design Criteria Manual to allow three approaches to a commercial lot in lieu of two

STAFF REPORT

January 22, 2004

No. 03PL126 - Layout Plat

ITEM 25

approaches. The original Initial Planned Commercial Development was approved to allow four approaches to the subject property. Reducing the number of approaches from four to three is a significant improvement and, as such, staff is recommending that a Special Exception be granted to allow the three approaches in lieu of two approaches as per the Street Design Criteria Manual.

The applicant has also requested a Special Exception to reduce the separation between the approach proposed on Omaha Street and the West Boulevard/Omaha Street intersection from 230 feet to 205 feet as per the Street Design Criteria Manual. The original Initial Planned Commercial Development was approved with a separation of 90 feet between the approach and the intersection. Increasing the distance from 90 feet to 205 feet will allow for additional stacking within the Omaha Street right-of-way and reduce any potential impact the approach may have on the intersection. As such, staff is recommending that a Special Exception be granted to reduce the separation as identified.

The South Dakota Department of Transportation has indicated that an approach permit must be obtained for the proposed approach along Omaha Street. In addition, the applicant must provide signage identifying that the approach functions as a right-in/right-out approach.

Sidewalks: To date, a sidewalk has not been constructed along West Boulevard as it abuts the subject property. As such, upon submittal of a Preliminary Plat application, construction plans must be submitted for review and approval identifying the construction of sidewalks along West Boulevard or a Variance to the Subdivision Regulations must be obtained.

Fire Protection: The Fire Department staff 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) or a Variance to the Subdivision Regulations must be obtained waiving the requirement to install a central water system. In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access. Staff is recommending that construction plans be submitted for review and approval as identified upon submittal of a Preliminary Plat application.

Eleventh Street: The Layout Plat identifies the proposed vacation of the eastern ten feet of the Eleventh Street right-of-way as it abuts the subject property. Eleventh Street is classified as a commercial street requiring a minimum 59 feet of right-of-way. Currently, Eleventh Street is located within an 80 foot wide right-of-way. As such, sufficient right-of-way exists to allow ten feet of right-of-way to be vacated. However, staff has noted that a water main exists in the northern 55 feet of the right-of-way proposed to be vacated. In addition, this portion of the right-of-way should be retained in order to provide additional lanes at the Eleventh Street/Omaha Street intersection if and when traffic warrants improvements at this intersection. As such, staff is recommending that upon submittal of a Preliminary Plat application or a Vacation of Right-of-way application to vacate the eastern ten feet of Eleventh Street right-of-way, the vacation request be revised eliminating the northern 55 feet to be vacated from the exhibit and/or plat document. In addition, the adjacent property

STAFF REPORT

January 22, 2004

No. 03PL126 - Layout Plat

ITEM 25

owner must sign the vacation of right-of-way petition prior to the right-of-way being vacated. The applicant must also submit documentation that all of the affected utilities concur with the vacation request.

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