

STAFF REPORT
April 22, 2004

No. 04PL046 - Layout Plat

ITEM 6

GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for Web Real Estate Holdings Co.
REQUEST	No. 04PL046 - Layout Plat
EXISTING LEGAL DESCRIPTION	Commencing at the SW corner of the NW1/4 of the SE1/4 of Section 11, T1N, R7E, BHM; thence 1819.55 feet at a bearing N89°27'22" West to a point; thence 302.70 feet at a bearing N00°32'38" East to a point of beginning; travel 192.45 feet at a bearing N44°48'23" West to a point; thence travel 192.23 feet along a 110 foot radius RHF curve with a chord bearing N05°15'26" East, thence travel 221.54 feet at a bearing S55°19'16" East to a point; thence travel 186.74 feet at a bearing S34°23'43" East to a point; thence travel 300.07 feet at a bearing S45°11'37" West to a point; thence travel 79.29 feet at a bearing S34°24'28" East to the point of beginning; said area contains approximately 1.57 acres
PARCEL ACREAGE	Approximately 1.57 acres
LOCATION	West of the western terminus of Fairmont Boulevard and north of Tower Road
EXISTING ZONING	General Commercial District (PD)
SURROUNDING ZONING	
North:	Office Commercial District (PD)
South:	General Agriculture District
East:	General Commercial District (PD)
West:	Medium Density Residential District (PD)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/26/2004
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, geotechnical information and slope stability analysis shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat, a grading plan shall be submitted for review and approval;

STAFF REPORT
April 22, 2004

No. 04PL046 - Layout Plat

ITEM 6

3. Upon submittal of a Preliminary Plat, a Drainage Plan designed in accordance with the Meade Hawthorne Drainage Basin Design Plan shall be submitted for review and approval. The drainage plan shall also identify off-site impacts. In addition, the plat document shall be revised to provide drainage easements as needed;
4. Upon submittal of a Preliminary Plat, road construction plans for Fairmont Boulevard shall be submitted for review and approval. In particular, the construction plans shall show the street located in a minimum 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, street light conduit and sewer or a Variance to the Subdivision Regulations shall be obtained;
5. Upon submittal of a Preliminary Plat, the plat document shall be revised to provide a non-access easement along Fairmont Boulevard except for approved approach locations as per the Street Design Criteria Manual;
6. 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 or a Variance to the Subdivision Regulations shall be obtained;
7. Upon submittal of a Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
8. Upon submittal of a Preliminary Plat, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
9. Upon submittal of the Final Plat, 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 subdivide a portion of a 61.75 acre parcel to create a 1.57 commercial lot leaving an unplatted balance. The applicant has also submitted a Major Amendment to an Initial Planned Commercial Development to allow two restaurants to be located on the subject property. (See companion item #04PD026.)

On April 1, 2002 the City Council approved a Rezoning request to change the zoning designation of the subject property from Office Commercial District to General Commercial District. In addition, the City Council approved a Planned Development Designation for the subject property.

The subject property is located at the western terminus of Fairmont Boulevard on the south side of Fairmont Boulevard and 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 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

STAFF REPORT
April 22, 2004

No. 04PL046 - Layout Plat

ITEM 6

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.

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STAFF REVIEW:

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

Drainage Plan: A drainage plan in accordance with the Meade Hawthorne Drainage Basin Design Plan must be submitted for review and approval. The drainage plan must also identify conceptual off-site impacts. Staff is recommending that a drainage plan be submitted for review and approval as identified. In addition, the plat document must be revised to provide drainage easements as needed.

Fairmont Boulevard: The Layout Plat identifies the extension of Fairmont Boulevard to the south lot line of the subject property. Fairmont Boulevard is classified as a commercial street requiring that it be located within a minimum 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, street light conduit and sewer or a Variance to the Subdivision Regulations must be obtained. The Layout Plat identifies that Fairmont Boulevard will be located in an 80 foot wide right-of-way. Staff is recommending that construction plans for Fairmont Boulevard be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Staff is also recommending that upon submittal of a Preliminary Plat, the plat document must be revised to provide a non-access easement along Fairmont Boulevard except for the approved approach locations authorized in the Street Design Criteria Manual. In particular, the proposed approaches must align with any existing and/or proposed approaches located along the north side of Fairmont Boulevard.

Water and Sewer: Staff has noted that water and sewer plans prepared by a Registered Professional Engineer showing the extension of water and sewer mains must be submitted for review and approval. Staff is recommending that water and sewer plans be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the

STAFF REPORT
April 22, 2004

No. 04PL046 - Layout Plat

ITEM 6

Uniform Fire Code. In addition, fire hydrants will be required as per City and Uniform Fire Code or a Variance to the Subdivision Regulations must be obtained. The fire hydrants must be in place and operational prior to any building construction. The Fire Department has also 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 this proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.