

STAFF REPORT
July 21, 2005

No. 05PL085 - Layout Plat

ITEM 42

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 05PL085 - Layout Plat
EXISTING LEGAL DESCRIPTION	Unplatted portion of the SW1/4, lying south of I-90 and north of the Railroad Right-of-Way, less Tract C, Section 30 and a portion of the SW1/4, Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Parcels 1 through 17, Rushmore Crossing, located in the SW1/4, Section 30 and a portion of the SW1/4, Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 95.28 acres
LOCATION	Adjacent to Eglin Street between Lacrosse Street and East North Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	Low Density Residential District - General Commercial District - Light Industrial District - Medium Density Residential District
East:	General Commercial District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/6/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

- 1. Upon submittal of a Preliminary Plat application, a geotechnical report including pavement design shall be submitted for review and approval;**
- 2. Upon submittal of a Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas shall be submitted for review and approval;**
- 3. Upon submittal of a Preliminary Plat application, a drainage plan in compliance**

STAFF REPORT
July 21, 2005

No. 05PL085 - Layout Plat

ITEM 42

- with the Drainage Criteria Manual shall be submitted for review and approval. In particular, the drainage plan shall demonstrate the existing dam's ability to accommodate the 500 year flood event and the impact of any overflow on property(s) downstream. In addition, the drainage plan must provide the design for any additional on-site detention and storm sewer outfalls. The plat document shall also be revised to provide drainage easements as necessary;
4. Upon submittal of a Preliminary Plat application, a utility master plan including public and private utilities shall be submitted for review and approval;
 5. Upon submittal of a Preliminary Plat application, 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. The plat document shall also be revised to provide utility easements as needed;
 6. Upon submittal of a Preliminary Plat application, 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. In particular, the water plans shall include a water distribution plan and system analysis which includes the source, fire and domestic flows, looping appurtenances, etc. The plat document shall also be revised to provide utility easements as needed;
 7. Upon submittal of a Preliminary Plat application, road construction plans for Farnwood Avenue (Eglin Street) shall be submitted for review and approval for the collector/arterial street. In particular, the road construction plans for the west 3,000 feet of Eglin Street as it abuts the subject property shall show the street located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, the road construction plans for the east 2,000 feet of Farnwood Avenue (Eglin Street) as it abuts the subject property shall show the street located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained;
 8. Upon submittal of a Preliminary Plat, road construction plans for Luna Drive shall be submitted for review and approval. In particular, the road 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, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 9. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show the two north-south collector streets in compliance with the Major Street Plan extending south from Farnwood Avenue (Eglin Street) to the south lot line of the subject property. In addition, the road construction plans for the two collector streets shall be submitted for review and approval. In particular, the road construction plans shall show the streets located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 10. Upon submittal of a Preliminary Plat application, road construction plans for the section line highway shall be submitted for review and approval. In particular, the

STAFF REPORT
July 21, 2005

No. 05PL085 - Layout Plat

ITEM 42

- road construction plans shall show the section line highway located in a minimum 60 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained or the section line highway shall be vacated;
11. Upon submittal of the 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 or a Variance to the Subdivision Regulations waiving the requirement to provide a central water system shall be obtained. In addition, the International Fire Code shall be continually met;
 12. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 13. Prior to submittal of a Preliminary Plat application, the applicant shall work with staff to address traffic capacity issues specific to street and intersection design(s) and level of service provided at controlled intersections as noted in the Traffic Impact Study. In addition, the applicant shall address site distance issues along Farnwood Avenue between LaCrosse Street and the subject property;
 14. Prior to Preliminary Plat approval by the City Council, the applicant shall enter into an agreement with the City regarding the funding for the signalization of the intersection of Rapp Street and LaCrosse Street and the intersection of Eglin Street and E. North Street;
 15. Prior to submittal of a Final Plat application, the applicant shall submit street names to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street names;
 16. 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.

GENERAL COMMENTS:

(Update July 13, 2005. All revised and/or added text is shown in bold print.) This item was continued at the July 7, 2005 Planning Commission meeting to allow the applicant time to submit additional information. In particular, the Layout Plat was continued to allow the applicant additional time to submit a traffic analysis for review and approval and to coordinate the separation distance between Eglin Street and the U.S. Highway I-90 right-of-way with the South Dakota Department of Transportation. On July 1, 2005, the applicant submitted a traffic analysis and a revised Layout Plat relocating Eglin Street for review and approval.

(Update June 27, 2005. All revised and/or added text is shown in bold print.) This item was continued at the June 9, 2005 Planning Commission meeting to allow the applicant time to submit additional information. In particular, the Layout Plat was continued to allow the applicant additional time to submit a traffic analysis for review and approval and to coordinate the separation distance between Eglin Street and the U.S. Highway I-90 right-of-way with the South Dakota Department of Transportation. To date, the additional information has not been submitted for review and approval. As such, staff is recommending that the Layout Plat be continued to the July 21, 2005 Planning Commission meeting to allow the

STAFF REPORT
July 21, 2005

No. 05PL085 - Layout Plat

ITEM 42

applicant's consultant to submit the additional information for review and approval. Please note that no other part of this Staff Report has been altered.

The applicant has submitted a Layout Plat to subdivide a 95.28 acre parcel into 17 commercial lots. The commercial development is to be known as "Rushmore Crossing".

The property is located between LaCrosse Street and E. North Street on the south side of U.S. Highway I-90 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 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:

Traffic Analysis: It is projected that the proposed development will generate 102,704 average daily trips of traffic. Depending on the type of commercial uses located on the site, significantly greater traffic may be generated. Provision of a traffic analysis is critical to allow a determination of the adequacy of the street network in the area. In addition, a traffic analysis must be submitted for review and approval to determine if turning and stacking lanes are needed within the proposed streets and the adjacent roadways. In particular, the traffic analysis must evaluate the Emlin Street/U.S. Highway 14/16 intersection and the Farnwood Avenue/LaCrosse Street intersection for traffic flows and potential signalization. In addition, the traffic analysis must address the separation distance between U.S. Highway I-90 and the proposed location of Emlin Street as it extends through the subject property. The potential re-alignment and/or design of the street sections may significantly alter the proposed lot configuration. As such, staff is recommending that the Layout Plat be continued to the June 23, 2005 Planning Commission meeting to allow the applicant to submit a traffic analysis as identified. **As noted above, on July 1, 2005, the applicant submitted a revised Layout Plat relocating Emlin Street approximately 300 feet south of U.S Highway I-90. (South Dakota Department of Transportation has reviewed and approved the location of Emlin Street as shown on the revised Layout Plat.)** In addition, the applicant submitted a Traffic Impact Study for the proposed commercial development. In particular, the Traffic Impact Study identifies improvements along Farnwood Avenue and the intersection of Farnwood Avenue and LaCrosse Street. The Public Works Department staff has noted that the City has a pending project to improve a portion of Farnwood Avenue as it extends a distance of approximately 290 feet east from LaCrosse Street, past the Rapp Street intersection, into a three lane facility. The Traffic Impact Study identifies the need to signalize the intersection of

STAFF REPORT
July 21, 2005

No. 05PL085 - Layout Plat

ITEM 42

Farnwood Avenue and LaCrosse Street. The Traffic Impact Study also identifies the need to signalize the intersection of Eglin Street and E. North Street. In addition, the Study identifies to additional signalized intersections along Eglin Street within the boundaries of the subject property.

Based on the information outlined within the Traffic Impact Study, staff is concerned that the existing and proposed traffic levels will result in the degradation of traffic capacity at numerous intersections. As such, staff is recommending that prior to submittal of a Preliminary Plat application, the applicant must work with staff to address traffic capacity issues specific to street and intersection design(s) and the level of service provided at controlled intersections as noted in the Traffic Impact Study. In addition, the applicant must address site distance issues along Farnwood Avenue between LaCrosse Street and the subject property.

Geotechnical Report: A geotechnical report including pavement design must be submitted for review and approval. Staff is recommending that upon submittal of a Preliminary Plat application, a geotechnical report be submitted for review and approval as identified.

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 Uniform Fire Code. In addition, 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. The International Fire Code will need to be continually met.

Eglin Street: Eglin Street is located along the north lot line of the subject property. The street is classified in part on the City's Major Street Plan as a collector street and as a minor arterial street. As such, staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for Eglin Street be submitted for review and approval for the collector/arterial street. In particular, the road construction plans for the west 3,000 feet of Eglin Street as it abuts the subject property must show the street located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, the road construction plans for the east 2,000 feet of Eglin Street as it abuts the subject property must show the street located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

The applicant must also coordinate the separation distance between Eglin Street and the U.S. Highway -90 right-of-way with the South Dakota Department of Transportation. The potential re-alignment the street section may significantly alter the proposed lot configuration. As such, staff is recommending that the Layout Plat be continued to the June 23, 2005 Planning Commission meeting to allow the applicant to submit a traffic analysis as identified.

Luna Drive: The Layout Plat identifies Luna Drive located along the west lot line of the subject property. Luna Drive is classified as a commercial street requiring that it be located in a minimum 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved

STAFF REPORT
July 21, 2005

No. 05PL085 - Layout Plat

ITEM 42

surface, curb, gutter, sidewalk, street light conduit, water and sewer. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for Luna Drive be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

North-South Collector Streets: The Layout Plat identifies one north-south street dissecting the western portion of the subject property. However, the Major Street Plan identifies two north-south collector streets extending through the subject property. As such, staff is recommending that upon submittal of a Preliminary Plat, the plat document be revised to show the two collector streets as per the Major Street Plan. In addition, the road construction plans for the two collector streets must be submitted for review and approval. In particular, the road construction plans must show the streets located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained.

Commercial Street: The Layout Plat identifies an east-west commercial street intersecting with Black Hills Boulevard. The Street Design Criteria Manual states that a commercial street must be located in a minimum 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for the commercial street be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Section Line Highway: A north-south section line highway is located through proposed Parcels Seven and Eight. As such, upon submittal of a Preliminary Plat application, road construction plans for the section line highway must be submitted for review and approval. In particular, the road construction plans must show the section line highway located in a minimum 60 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. The applicant also has the option of vacating the section line highway. Staff is recommending that the section line highway issues be addressed upon submittal of a Preliminary Plat application.

Sewer: Sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines must be submitted for review and approval. Upon submittal of a Preliminary Plat application, the construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Water: Water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval. In particular, the water plans must include a water distribution plan and system analysis which includes the source, fire and domestic flows, looping appurtenances, etc. Upon submittal of a Preliminary Plat application, the construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Drainage: As part of the Preliminary Plat application, a drainage plan must be submitted for

STAFF REPORT
July 21, 2005

No. 05PL085 - Layout Plat

ITEM 42

review and approval. In particular, the drainage plan must demonstrate the existing dam's ability to accommodate the 500 year flood event and the impact of any overflow on property(s) downstream. In addition, the drainage plan must provide the design for any additional on-site detention and storm sewer outfalls. A grading plan and an erosion and sediment control plan for all improved areas must also be submitted for review and approval. Upon submittal of a Preliminary Plat application, a drainage and grading plan, as well as an erosion and sediment control plan, must be submitted for review and approval and the plat document must be revised to provide drainage easements as identified.

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