

STAFF REPORT
May 25, 2006

No. 06PL043 - Preliminary Plat

ITEM 41

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06PL043 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A tract of land located in the N1/2 SW1/4 of Section 28, T2N, R8E, Black Hills Meridian, in the City of Rapid City more particularly described as follows: beginning at the center 1/4 corner of Section 28, a found rebar and cap, this being the true point of beginning; thence along the east-west 1/4 section line N89°57'47"W a distance of 1603.74 feet; thence along the east-west 1/4 section line N89°57'47"W a distance of 550.00 feet to a found #5 rebar and cap stamped "4224"; thence S00°07'49"E a distance of 200.11 feet to a found #5 rebar and cap stamped "4224"; thence N89°58'18"W a distance of 449.81 feet to a found #5 rebar and cap stamped "4224"; thence N89°58'18"W a distance of 17.00 feet; thence S00°08'31"E a distance of 85.04 feet; thence S14°38'03"E a distance of 118.65 feet; thence S89°57'46"E a distance of 987.10 feet to a found #5 rebar and cap stamped "Arleth and Assoc. LS3977"; thence N89°53'19"E a distance of 1533.39 feet to a found #5 rebar and cap stamped "Arleth and Assoc. LS3977"; thence N89°54'10"E a distance of 69.68 feet; thence N00°02'14"W a distance of 395.87 feet to the point of beginning, said tract of land containing an area of 21.80 acres more or less
PROPOSED LEGAL DESCRIPTION	Lots 1 through 8 of GLM Subdivision No. 2, located in the NW1/4 SW1/4, Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 21.80 acres
LOCATION	At the northeast corner of the intersection of Dyess Avenue and Interstate 90 and at the eastern terminus of Mall Drive
EXISTING ZONING	General Commercial District/General Agriculture District
SURROUNDING ZONING	
North:	Heavy Industrial District/Light Industrial District/General Agriculture District
South:	General Agriculture District

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East:	General Agriculture District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/24/2006
REVIEWED BY	Karen Bulman / Emily Fisher

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by City Council, a revised plat shall be provided indicating sidewalks on both sides of E. Mall Drive or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by City Council, a revised plat shall be provided indicating non-access easements at Lots 7 and 8 along Mall Drive;
3. Prior to Preliminary Plat approval by City Council, construction plans for E. Mall Drive indicating the location of all utilities and services for each lot shall be submitted;
4. Prior to Preliminary Plat approval by City Council, a revised plat shall be provided dedicating 17 feet of right-of-way along Dyess Avenue or a Variance to the Subdivision Regulations shall be obtained;
5. Prior to Preliminary Plat approval by City Council, a revised plat shall be provided indicating a non-access easement along Dyess Avenue;
6. Prior to Preliminary Plat approval by City Council, road construction plans for Dyess Avenue located along the west lot line of proposed Lot 1 shall be submitted for review and approval. In particular, the construction plans shall show the street constructed with a minimum 100 foot right-of-way and a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
7. Prior to Preliminary Plat approval by City Council, additional grading, erosion control, and drainage information shall be submitted for review and approval including plans for improvements to the access easement. The drainage plan shall include calculations to demonstrate that any discharge from development facilities shall result in net drainage basin run-off not exceeding pre-development flow rates or local detention facilities shall be provided. The plat document shall be revised to provide drainage easements as needed;
8. Prior to Preliminary Plat approval by City Council, water system analysis verifying source, adequate water quantity, and storage capacity for domestic and fire flows shall be submitted;
9. Prior to Preliminary Plat approval by City Council, a sewer plan prepared by a Professional Registered Engineer shall be submitted for review and approval;
10. Prior to Preliminary Plat approval by City Council, construction plans for the 66 foot wide access easement shall be submitted for review and approval. In particular, the construction plans shall show the street 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;
11. Prior to Preliminary Plat approval by City Council, a revised plat shall be provided indicating a 115 foot non-access easement along the access and utility easement or an

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- Exception to the Street Design Criteria Manual shall be obtained;
12. Prior to Preliminary Plat approval by City Council, a revised plat shall be provided indicating a 40 foot by 40 foot shared approach between Lot 1 and Lot 2;
 13. An exception to the Street Design Criteria Manual is hereby granted to reduce the distance from the intersection of Dyess Avenue and E. Mall Drive from 460 feet to 417 feet;
 14. All infrastructures shall be in accordance with the 2003 International Fire Code;
 15. Prior to Preliminary Plat approval by City Council, a cost estimate for the subdivision improvements shall be submitted for review and approval; and,
 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: The applicant has submitted a Preliminary Plat to subdivide the subject property into eight lots. 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 additional pavement along E. Mall Drive; and, to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer, and additional pavement and to dedicate additional right-of-way along Dyess Avenue; and, to waive the requirement to install sidewalk in E. Mall Drive. (See companion item #06SV018.)

The property is located at the northeast corner of the intersection of Dyess Avenue and Interstate 90 and at the eastern terminus of Mall Drive. Currently, the property is void of any structural development.

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

E. Mall Drive: E. Mall Drive is classified as a principal arterial street on the City's Major Street Plan and is a dedicated right-of-way. The H-Lot is recorded in Highway Plat Book 11, Page 9. An 11-6-19 Review was approved for the construction of this street on October 27, 2005. Currently, the street is being constructed with a sidewalk and bike path on the south side only. Sidewalks are to be constructed on both sides of the street or a Variance to the Subdivision Regulations obtained to allow sidewalks on only one side of the street. A Variance to the Subdivision Regulations for this request has been submitted. Staff supports this variance due to proposed plans for two additional lanes in the future. Access for Lots 7 and 8 shall be obtained from the access easement. As such, a non-access easement along Mall Drive for Lots 7 and 8 shall be included in a revised plat document. Construction plans for E. Mall Drive, including the location of all utilities and services for each lot shall be submitted.

Dyess Avenue: Dyess Avenue is classified as a minor arterial street on the City's Major Street Plan requiring that the street be 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. Currently, Dyess Avenue is located in a 66 foot wide right-of-way and constructed with an approximate 24 foot wide paved surface. The plat document must be revised to show the dedication of 17 additional feet of right-of-way along Dyess Avenue located along the west lot line of proposed Lot 1. In particular, the construction plans shall

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show the street constructed with a minimum 100 foot right-of-way and a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, a non-access easement along Dyess Avenue as it abuts the subject property shall be provided with the revised plat document. Staff is recommending that prior to the Preliminary Plat approval by the City Council, road construction plans for Dyess Avenue shall be submitted for review and approval as identified or a Variance to the Subdivision Regulations shall be obtained.

Drainage: The subject property is located within the Box Elder Creek Basin. The Master Plan places limitations on additional flows. Prior to City Council approval, a grading, erosion control, and drainage plan shall be submitted for review and approval. The drainage plan shall include calculations demonstrating that developed flows from the site do not exceed predeveloped flows. Plans for improvements to the access easement shall be included. All drainage information shall be provided or a Variance to the Subdivision Regulations shall be obtained for all improvements. In addition, the plat document must be revised to provide drainage easements if needed.

Water: Prior to City Council approval, water system analysis verifying source, adequate water quantity, and storage capacity for domestic and fire flows shall be submitted. Locations of water services shall be included in the information provided.

Access/utility easement: A road connection from the subject property to the adjacent property to the north is needed. As such, prior to City Council approval, construction plans are needed for the 66 foot wide access easement as specified in Section 16.20.040 of the Rapid City Municipal Code. Construction plans for the 66 foot wide access easement shall include the location of all utilities and services for each lot, geotechnical report including typical sections and pavement design for the access easement. In particular, the construction plans shall show the street 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. Access to Lots 7 and 8 shall be taken from the access easement north of the 115 foot non-access easement. Prior to City Council approval, the plat shall be revised to add a non-access easement along the south 115 feet of the access and utility easement as it abuts E. Mall Drive or an Exception to the Street Design Criteria Manual shall be obtained.

Shared Approach: The Street Design Criteria Manual requires a distance of 460 feet from the intersection of Dyess Avenue and E. Mall Drive. Due to the configuration of the lots, Lot 1 is less than 460 feet wide. Staff recommends that a shared approach be used for Lot 1 and Lot 2. As such, an Exception to the Street Design Criteria Manual is hereby granted to reduce the distance from the intersection of Dyess Avenue and E. Mall Drive from 460 feet to 417 feet. Prior to City Council approval, a revised plat needs to be submitted to show a shared approach of 40 feet by 40 feet located between Lot 1 and Lot 2.

Fire Code: All infrastructures shall be in accordance with the 2003 International Fire Code. Fire hydrants shall be operational and in place prior to any building construction.

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

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