

STAFF REPORT
May 25, 2006

No. 06PL064 - Preliminary Plat

ITEM 13

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06PL064 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A parcel of land located in the E1/2 NE1/4, Section 33, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 13.91 acres
LOCATION	North Elk Vale Road and Eglin Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District - Light Industrial District
South:	General Agriculture District
East:	General Commercial District
West:	General Agriculture District
PUBLIC UTILITIES	City Water and Sewer
DATE OF APPLICATION	4/28/2006
REVIEWED BY	Marcia Elkins / Mary Bosworth

RECOMMENDATION: Staff recommends that the Preliminary Plat be continued to the June 8, 2006 Planning Commission meeting to allow the applicant to submit the Master Plan for the property and other additional information.

GENERAL COMMENTS: This Preliminary Plat application proposes to plat Lot 1 and Lot 2 of LaGrand Subdivision along with right-of-way for the extension of Turbine Drive along the western boundary. A Subdivision Variance (06SV028) requesting to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer along Eglin Street and to waive the requirement to install curb, gutter, sidewalk, street light conduit and sewer along Elk Vale Road has been submitted in conjunction with this plat request.

The property in question is located at the southwest corner of Elk Vale Road and Cheyenne Boulevard. Eglin Street is being relocated to align with Cheyenne Boulevard at this location. The property in question is zoned General Commercial. Land to the north is zoned General Commercial and Light Industrial. The land to the south and west is zoned General Agriculture and the land to the east, across Elk Vale Road is zoned General Commercial.

As previously noted, Eglin Street is currently being relocated in conjunction with the South Dakota Department of Transportation's reconstruction of the Elk Vale Road Interstate

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interchange (Exit 61). The connection to Eglin Street is being moved further south to improve the capacity and safety of the Interstate ramp area. The new alignment results in Eglin Street being tied into the current Elk Vale Road and Cheyenne Boulevard intersection. An 11-6-19 SDCL application has previously been reviewed and approved for the construction of Eglin Street adjacent to the proposed subdivision. These improvements are currently under construction.

Additionally, a Preliminary Plat (06PL048) and a Subdivision Variance (06SV020) have previously been submitted for the adjacent property located directly north of this subdivision. That Subdivision Request also requested that the public improvements for the same stretch of Eglin Street be waived. That Subdivision Variance was denied without prejudice by the City Council on May 15, 2006.

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

Elk Vale Road: Elk Vale Road is located along the eastern lot line of proposed Lots 1 and 2 of Block 2 of LaGrand Subdivision. Elk Vale Road is on the State Highway System and is identified as an arterial street on the Major Street Plan requiring a minimum 100 foot of right-of-way. The developer is responsible for constructing an arterial street to a collector street standard. Any expansion of the road beyond a collector street standard is considered over sizing and is paid for by the City of Rapid City. Currently, Elk Vale Road is located in a 250 foot wide right-of-way with four paved travel lanes, sewer and water. There is no curb and gutter, street light conduit or sidewalks currently constructed in Elk Vale Road. A Subdivision Variance to waive the requirements to install curb, gutter, sidewalk, street light conduit and sewer along Elk Vale Road (06SV028) has been submitted and will be considered by the Planning Commission at the May 25, 2006 meeting. As such, staff recommends that prior to Preliminary Plat approval by the City Council, plans for Elk Vale Road shall be submitted as identified or a Variance to the Subdivision Regulations must be obtained. A non-access easement has been identified along the eastern lot line, as no access will be allowed to Elk Vale Road.

Eglin Street: The relocated Eglin Street is located along the northern lot line of proposed Lot 1. Eglin Street is identified as an arterial street on the Major Street Plan. As such, a minimum of 100 feet of right-of-way is required. The developer is responsible for constructing an arterial street to a collector street standard. Any expansion of the road beyond a collector street standard is considered over sizing and is paid for by the City of Rapid City. Currently, the relocated Eglin Street is located in a 100 foot right-of-way and is being constructed in accordance with the approved 11-6-19 SDCL Review. A paved surface, curb, gutter, sidewalk on the south side of the street, street light conduit, water and sewer are being constructed. The approved plans do not show a sidewalk located on the north side of Eglin Street. As previously mentioned, a variance to waive the requirements to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer along Eglin Street has been submitted. As such, staff is recommending that prior to approval of the Preliminary Plat by the City Council plans for Eglin Street showing the required sidewalk on the north side of Eglin Street shall be submitted, or a Variance to the Subdivision Regulations must be obtained. The location of the non-access easement as shown along the Eglin Street frontage needs to be coordinated with the construction drawings.

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Turbine Drive: Turbine Drive is classified as a collector street on the Major Street Plan. A minimum of 60 feet of right-of-way is required with a minimum 24 foot paved surface. The information that has been submitted indicates that 76 feet of right-of-way with a 36 foot paved surface will be provided, in compliance with the City Standards. Curb, gutter, sidewalks, street light conduit, sewer and water are also required to be provided.

Water System: Information has been submitted regarding the water system. Several red line comments will need to be addressed on the plans prior to Planning Commission approval. It should be noted that the southern portion of the property will need to be served from the North Rapid pressure zone (above elevation approximately 3300 feet.)

Wastewater System: The applicant needs to provide a master plan for the sanitary sewer system showing the line locations, sizes and manhole elevations. This information is necessary to ensure that future development south and west of the proposed lots will have adequate sewer service and the entire area can be served by sewer service coordinated with the proposed service to these two lots.

Storm Drainage: The existing site currently drains to an existing graded detention basin. The proposed storm sewer system will flow north to Eglin Street and be conveyed to open channels draining to a proposed regional detention basin which will be constructed as part of the Eglin Street Project. This improvement will need to be constructed prior to Final Plat approval or surety will need to be posted to insure that the improvements are completed. The proposed lots will temporarily drain to flared end sections (connected to the storm sewer system) at location where future inlets will be located when a final design for each lot is complete. As the property is located in the Box Elder Drainage Basin, care will need to be taken to insure that there is no increase in flows, unless additional drainage improvements are completed. When building permits are requested for the individual lots, detailed grading and drainage information will need to be submitted.

Red Line Comments: Staff is recommending that red line corrections to the public improvement plans be made prior to Planning Commission approval.

Street Name Change: The relocation of Eglin Street will result in the need to revise the street name and addresses for businesses located on a portion of Eglin Street. Staff is recommending that the applicant coordinate those changes with the Building Official prior to Final Plat approval.

Air Quality Permit: Staff noted that if the area of disturbance exceeds one acre, an Air Quality Permit must be obtained.

Connection Fees: The property is located in an area where connection fees apply for City sewer and water. These fees are charged at the time building permits are issued.

Master Plan: Approval of the proposed plat will result in the creation of two lots and an unplatted balance. Staff is unaware of a Master Plan having been submitted for the entire parcel.

Due to the significant impact the Master Plan may have on the regional transportation network and because of the significant drainage issues that exist in this area, staff is recommending that

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the Preliminary Plat be continued to the June 8, 2006 Planning Commission meeting to allow the applicant to submit a Master Plan as required by City resolution.