

STAFF REPORT  
June 8, 2006

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**No. 06PL053 - Preliminary Plat**

**ITEM 4**

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GENERAL INFORMATION:

PETITIONER	Centerline for Founders Park, LLC
REQUEST	<b>No. 06PL053 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	A portion of the W1/2 NW1/4 SE1/4; and including Block 1, North Riverside Addition, located in SE1/4, Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2, Founders Park Subdivision, and the dedicated public right-of-way, formerly a portion of the W1/2 NW1/4 SE1/4; and including Block 1, North Riverside Addition, located in SE1/4, Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20 acres
LOCATION	North of Omaha Street and west of West Street
EXISTING ZONING	Office Commercial District (Initial - Planned Commercial Development)
SURROUNDING ZONING	
North:	Park Forest District
South:	Flood Hazard District
East:	Flood Hazard District
West:	Park Forest District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/12/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
2. Prior to Preliminary Plat approval by the City Council, all construction plans and final Engineering reports shall be sealed and signed by a Professional Engineer registered by the State of South Dakota;

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3. Prior to Preliminary Plat approval by the City Council, a utility distribution plan signed by the appropriate representative(s) showing the location of gas, telephone, electric and cable shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the City Council, a geotechnical report including pavement design shall be submitted for review and approval. In addition, the geotechnical report shall include soils resistivity test results. If the results indicate severe potential towards corrosion of buried metal, then information shall be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections shall be provided as needed for buried water system metal fixtures;
5. Prior to Preliminary Plat approval by the City Council, additional drainage information shall be submitted for review and approval. In particular, calculations, reports or other information documenting the extent of necessary drainage improvements that will be needed to manage storm run-off from the project shall be submitted for review and approval. In addition, the drainage calculations shall be revised to coincide with pipe lengths and size as shown on the plans. Information shall also be submitted for review and approval identifying that riprap at the outlet of the storm drainage pipes is not necessary or riprap shall be provided at the ends of pipe outlets as needed;
6. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to include the eastern half of the north 260 feet of W. Chicago Street right-of-way located on the adjacent property or an H Lot shall be recorded creating the right-of-way or the plat document shall be revised to eliminate this portion of W. Chicago Street;
7. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show the temporary turnaround easement abutting W. Chicago Street. In addition, construction plans shall be submitted for review and approval showing the turnaround constructed with a minimum 96 foot diameter paved surface or a Variance to the Subdivision Regulations shall be obtained or the plat document shall be revised eliminating the north 260 feet of W. Chicago Street;
8. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show a minimum 20 foot wide access easement for the proposed 20 foot wide paved street connecting W. Chicago Street to W. Philadelphia Street or a miscellaneous document shall be recorded at the Register of Deed's Office creating the access easement;
9. Prior to Preliminary Plat approval by the City Council, the road construction plans for W. Chicago Street shall be revised clearly delineating the construction of curb and gutter in lieu of future construction;
10. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
11. Prior to Preliminary Plat approval by the City Council, a Floodplain Development Permit and a 404 Permit shall be obtained if and as needed;
12. Prior to submittal of a Final Plat application, the plat document shall be revised to show the book and page of the previously vacated "West Street Right-of-way"; and,
13. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been designed and completed shall be posted and the subdivision inspection fees shall be paid.

#### GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide two parcels into two lots leaving

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an unplatted non-transferable balance. The proposed development is to be known as "The Village at Founders Park".

On March 9, 2006, the Planning Commission approved an Initial Planned Residential Development to allow a mix of multi-family units and office use to be constructed on the subject property. On March 20, 2006, the City Council approved a Layout Plat to subdivide the subject property into three lots. In addition, the City Council approved a Comprehensive Plan Amendment to the Major Street Plan to eliminate West Street as a collector street. The City Council also approved a Variance to the Subdivision Regulations as follows:

- to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along the 60 foot wide road easement located on proposed Lot 3;
- to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and to reduce the right-of-way/easement widths from 49 feet to 20 feet and 24 feet, respectively, for the proposed private access easement with the stipulation that the private access easement be constructed with a minimum 20 foot wide paved surface; and,
- to waive the requirement to install sidewalk along both sides of the commercial street with the stipulation that a sidewalk be provided along one side of the street.

On April 17, 2006, the City Council approved a Vacation of Right-of-way to vacate West Street with the stipulation that the applicant enter into an agreement with the City to insure that West Street shall remain in place with adequate easement(s) being recorded at the Register of Deed's Office and to insure the coordination of the removal and construction of access street(s) as needed.

The property is located at the western terminus of W. Chicago Street and is currently void of any structural development.

**STAFF REVIEW:**

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

**Drainage:** Additional drainage information must be submitted for review and approval. In particular, calculations, reports or other information documenting the extent of necessary drainage improvements that will be needed to manage storm run-off from the project must be submitted for review and approval. In addition, the drainage calculations must be revised to coincide with pipe lengths and size as shown on the plans. Information must also be submitted for review and approval identifying that riprap at the outlet of the storm drainage pipes is not necessary or riprap must be provided at the ends of pipe outlets as needed.

**Air Quality:** The Air Quality Specialist has stated that a new Air Quality Permit must be obtained for the scope of the proposed construction or the existing Air Quality Permit must be modified to include the work. This is not a platting requirement but the applicant should be aware that this issue must be addressed prior to the start of construction as identified.

**Street Connection to W. Philadelphia Street:** As noted above, the Vacation of Right-of-way for West Street was approved with the stipulation that the applicant enter into an agreement

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with the City to insure that West Street will remain in place with adequate easement(s) being recorded at the Register of Deed's Office and to insure the coordination of the removal and construction of access street(s) as needed. In particular, the agreement requires that a temporary 20 foot wide asphalt street be constructed between W. Chicago Street and W. Philadelphia Street. The applicant has submitted construction plans showing the construction of the street as required. However, staff is recommending that prior to Preliminary Plat approval by the City Council, the plat document be revised to show a minimum 20 foot wide access easement or a miscellaneous document must be recorded at the Register of Deed's Office creating the access easement.

W. Chicago Street: The Preliminary Plat identifies the extension of W. Chicago Street along the two proposed lots, extending to the north lot line of the proposed unplatted balance. In addition, construction plans have been submitted for the entire length of W. Chicago Street as identified. However, the eastern half of the north 260 feet of the street is located on an adjacent property. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the plat document be revised to include the right-of-way or an H Lot must be recorded creating the right-of-way. The applicant also has the option of eliminating this portion of the street from the plat document since it extends beyond the two lots being platted as a part of this Preliminary Plat.

The plat document also identifies a 110 foot diameter temporary turnaround to be located approximately 20 feet west of the northern terminus of W. Chicago Street. Staff is recommending that prior to Preliminary Plat approval by the City Council, the plat document be revised to show the temporary turnaround easement abutting W. Chicago Street. In addition, construction plans must be submitted for review and approval showing the turnaround constructed with a minimum 96 foot diameter paved surface or a Variance to the Subdivision Regulations must be obtained. If the plat document is revised eliminating this section of W. Chicago Street, the turnaround will no longer be needed. In particular, the 20 foot wide paved street connecting W. Chicago Street to W. Philadelphia Street will serve as a turnaround.

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