

STAFF REPORT
June 22, 2006

No. 06PL083 - Preliminary Plat

ITEM 8

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06PL083 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A Tract of land located in the NE1/4 NE1/4, Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more particularly described as follows: Beginning at the northeast corner of Section 4; Thence along the north line of Section 4 S89°43'48"W a distance of 124.58 feet, to a found pin and cap marked "LS 6251", the true point of beginning; Thence along the north line of Section 4 S89°46'10"W a distance of 541.59 feet, to a found pin and cap marked "LS 5680"; Thence S00°02'01"E a distance of 202.34 feet, to a found pin and cap marked "LS 6251"; Thence along the arc of a curve to the left whose radius points bears N13°38'28"E, having a radius of 925.00 feet, a central angle of 02°51'39" and an arc length of 46.19 feet; Thence N09°13'19"E a distance of 25.02 feet; Thence S80°46'41"E a distance of 50.00 feet; Thence S09°13'19"W a distance of 25.03 feet; Thence along the arc of a curve to the left whose radius points bears N07°40'58"E, having a radius of 925.00 feet, a central angle of 07°56'32" and an arc length of 128.22 feet; Thence N89°45'43"E a distance of 319.32 feet to a found pin and cap marked "LS 6251"; Thence N00°02'51"W a distance of 229.28 feet to the point of beginning. Said tract of land containing an area of 2.78 acres more or less.
PROPOSED LEGAL DESCRIPTION	Lot 3 of Block 2, LaGrand Subdivision, located in the NE1/4 NE1/4, Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.78 acres
LOCATION	Elk Vale Road and East Anamosa Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District (Planned Commercial

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West:	Development) Light Industrial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	5/26/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION: Staff recommends that the Preliminary Plat be continued to the July 6, 2006 Planning Commission meeting to allow the applicant time to submit the required information.

GENERAL COMMENTS:

This Preliminary Plat application proposes to plat Lot 3 of Block 2 of LaGrand Subdivision. A Subdivision Variance (06SV036) requesting to waive the requirement to install sidewalks and street light conduit along East Anamosa Street and to waive the requirement to install curb, gutter, and sidewalks along Elk Vale Road has been submitted in conjunction with this plat request.

The property in question is located at the northwest corner of Elk Vale Road and East Anamosa Street. The property in question is zoned General Commercial. Land to the north and south is zoned General Commercial. The land to the west is zoned Light Industrial and the land to the east, across Elk Vale Road is zoned General Commercial.

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 Lot 3 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 not the developer's responsibility. 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, and sidewalks along Elk Vale Road (06SV036) has been submitted in conjunction with this plat request. 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 onto Elk Vale Road.

East Anamosa Street: East Anamosa Street is located along the southern lot line of proposed Lot 3. East Anamosa 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 not the responsibility of

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the developer's responsibility. Currently, the East Anamosa Street is located in a 150 foot right-of-way and has been constructed in accordance with an approved City of Rapid City project for Rushmore Business Park. A paved surface, curb, gutter, water and sewer have been installed along East Anamosa Street and street lights were installed along the south side of East Anamosa Street. No sidewalks were constructed along East Anamosa Street and no street light conduit was installed along the north side of East Anamosa Street. As previously mentioned, a variance to waive the requirements to install sidewalks and street light conduit along East Anamosa Street has been submitted. As such, staff is recommending that prior to approval of the Preliminary Plat by the City Council plans for East Anamosa Street showing the required sidewalks and street light conduit for East Anamosa 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 East Anamosa Street frontage needs to be coordinated with the construction drawings.

Water System: Information has not been submitted regarding the water system. Staff recommends that prior to Preliminary Plat approval by the Planning Commission, a water system plan showing existing and proposed mains and service lines and a water system analysis demonstrating that sufficient quantities for domestic and fire flows shall be submitted for review and approval.

Wastewater System: Information has not been submitted regarding the wastewater system. Staff recommends that prior to Preliminary Plat approval by the Planning Commission, a water system plan showing existing and proposed mains and service lines shall be submitted for review and approval.

Drainage System: Information has not been submitted regarding the drainage system. Staff recommends that prior to Preliminary Plat approval by the Planning Commission, a drainage plan shall be submitted for review and approval.

Grading Plan: Information has not been submitted regarding the grading plan. Staff recommends that prior to Preliminary Plat approval by the Planning Commission, a grading plan and erosion control plan shall be submitted for review and 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: Staff noted that a Master Plan was submitted for the subject property as part of the Preliminary Plat for Lot 1 and Lot 2 of LaGrand Subdivision (06PL064).

Staff recommends that the Preliminary Plat be continued to the July 6, 2006 Planning Commission meeting to allow the applicant time to submit the required information.