

STAFF REPORT
August 10, 2006

No. 06PL115 - Preliminary Plat

ITEM 12

GENERAL INFORMATION:

PETITIONER	Centerline for Founders Park, LLC
REQUEST	No. 06PL115 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The unplatted portion of the W1/2 NW1/4 SE1/4, Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 11, Founders Park Subdivision; and the dedicated public right-of-way, formerly the unplatted portion of the W1/2 NW1/4 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
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	7/14/2006
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, road construction plans for the access and utility easement(s) shall be submitted for review and approval. In particular, the construction plans shall show the streets 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;
3. Prior to Preliminary Plat approval by the City Council, road construction plans showing sidewalk along both sides of W. Chicago Street shall be submitted for review and

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4. approval or a Variance to the Subdivision Regulations shall be obtained;
Prior to submittal of a Final Plat application, the plat document shall be revised showing the northern 230 feet of W. Chicago Street as right-of-way in lieu of a public access and major utility easement or an Exception shall be obtained to allow an easement to serve more than four lots or this portion of the property shall be removed from the plat document. In addition, that portion of the right-of-way located on the adjacent property shall be included on this plat or the right-of-way shall be dedicated on a separate plat document or as an H Lot;
5. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
6. Prior to submittal of a Final Plat application, the plat document shall be revised reducing the width of the proposed access easements to include the 26 foot wide access aisle only or upon submittal of an Initial and Final Planned Unit Development application, the site plan shall be revised eliminating parking from the access easement(s);
7. Prior to submittal of a Final Plat application, an alternate street name for W. Chicago Street as it extends west from the intersection of N. 12th Street through the subject property shall be submitted to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street name;
8. 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,
9. 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 the subject property into eleven 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 and sewer along the access easements and to waive the requirement to install sidewalk on both sides of West Chicago Street. The proposed development is to be known as "The Village at Founders Park". (See companion item #06SV046.)

On July 5, 2006, the City Council approved a Preliminary Plat to subdivide the subject property into two lots leaving an unplatted non-transferable balance.

On March 9, 2006, the Planning Commission approved an Initial Planned Residential Development to allow a mix of multi-family units and office uses 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:

1. 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;
2. 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

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- the private access easement be constructed with a minimum 20 foot wide paved surface; and,
3. 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:

Access Easements: The plat document identifies a 140 foot wide access and utility easement to serve as access between Lots 1 thru 5 and a 155 foot wide access and utility easement to serve as access between Lots 6 thru 9. The access and utility easements are classified as commercial streets requiring that they be constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

The applicant has also submitted a site plan showing the location of a parking lot with access aisles and parking spaces within the proposed access and utility easement(s). However, parking is not allowed within an access easement. As such, staff is recommending that prior to submittal of a Final Plat application, the plat document be revised reducing the width of the proposed access easements to include the 26 foot wide access aisle(s) only or upon submittal of an Initial and Final Planned Unit Development application, the site plan must be revised eliminating parking from the access easement(s).

Please note that the site plan also shows one additional commercial building to be constructed on the subject property and that each building will be located on an individual lot. As such, a revised Initial Planned Unit Development application and a Final Planned Unit Development application must be submitted for review and approval to allow the additional and revised use(s) prior to issuance of a building permit.

W. Chicago Street: The Preliminary Plat identifies the extension of W. Chicago Street through the subject property. The northern 230 feet of the street is shown to be located within a proposed 59 foot wide public access and major utility easement. The balance of the street is shown to be located in a 59 foot wide right-of-way. The street serves as access to more than four lots. As such, staff is recommending that prior to submittal of a Final Plat application, the plat document be revised showing the northern 230 feet of W. Chicago Street as right-of-way in lieu of a public access and major utility easement or an Exception must be obtained to allow an easement to serve more than four lots or this portion of the

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property must be removed from the plat document.

In addition, a portion of the northern 230 feet of W. Chicago Street is located on an adjacent property. As such, staff is recommending that prior to submittal of a Final Plat application, the plat document be revised to include this portion of the street right-of-way or the right-of-way must be dedicated on a separate plat document or as an H Lot.

Street Name: The Emergency Services Communication Center has indicated that W. Chicago Street as it extends west from N. 12th Street through the subject property should be renamed to provide street clarification and improved emergency response time. The Emergency Services Communication Center has indicated that "Founders Park Drive" would be an acceptable street name. Staff is recommending that prior to submittal of a Final Plat application, an alternate street name for W. Chicago Street be submitted to the Emergency Services Communication Center for review and approval. In addition, the plat document must be revised to show the approved street name. Please note that the City of Rapid City will rename that portion of the street located outside of the boundaries of the subject property.

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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