

STAFF REPORT
September 21, 2006

No. 06PL142 - Layout Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER Dream Design International, Inc.

REQUEST **No. 06PL142 - Layout Plat**

EXISTING
LEGAL DESCRIPTION

DESCRIPTION No. 1: Lot BR of Lot 2 of the SE1/4 SW1/4, Section 29 in T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, as shown on the plat filed in Plat Book 15, Page 103; DESCRIPTION No. 2: Lot C of Lot 2 of the SE1/4 SW1/4, Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, as shown on the plat filed in Plat Book 15, Page 103; DESCRIPTION No. 3: Tract C of the SW1/4, Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, as shown on the plat filed in Plat Book 11, Page 68; DESCRIPTION No. 4: That portion of the SW1/4, Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, lying South of Lot H3 of said SW1/4 as shown on the plat filed in Highway Plat Book 3, Page 109 and lying South of Lot H1 of said SW1/4 as shown on the plat filed in Highway Plat Book 3, Page 113 and lying South of Lot H2 of said SW1/4 as shown on the plat filed in Highway Plat Book 3, Page 292 and lying South of Lot H4 of said SW1/4 as shown on the plat filed in Highway Plat Book 10, Page 150 (Interstate 90 right-of-way) and lying North of the Railroad right-of-way; excepting therefrom Lot A of the SE1/4 SW1/4, as shown on the plat filed in Plat Book 10, Page 122; AND excepting therefrom Tract C of said SW1/4, as shown on the plat filed in Plat Book 11, Page 68; and excepting therefrom Lot IR, Lot BR of Lot 2 and Lot C of Lot 2 of the SE1/4 SW1/4, as shown on the plat filed in Plat Book 15, Page 103; and excepting therefrom the W1/2 SW1/4 SW1/4 lying North of said Tract C; Description No. 5: That portion of the N1/2 SE1/4 lying South of Lots H1 and H2 of said N1/2 SE1/4 as shown on the plat filed in Highway Plat Book 3, Page 288 and lying South of Lot H3 of said N1/2 SE1/4 as shown on the plat filed in Highway Plat Book 10, Page 148 (Interstate 90 right-of-way) and the N1/2 NE1/4 SE1/4 SE1/4, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota; excepting therefrom Lot D of the NW1/4 SE1/4 as shown on the plat filed in Plat Book 7, Page 70; and excepting therefrom Lots E and M of the NW1/4 SE1/4 as shown on the plat filed in Plat Book 7, Page 71; and excepting therefrom Lots C and L of the NW1/4 SE1/4 as

STAFF REPORT
September 21, 2006

No. 06PL142 - Layout Plat

ITEM 7

shown on the plat filed in Plat Book 8; Page 132; and excepting therefrom Tract 1 of Flack - Hendricksen Subdivision of the NW1/4 SE1/4 as shown on the plat filed in Plat Book 16, Page 205; and excepting therefrom Lots 1 and 2 in Block 2 of Rapps Addition of the NW1/4 SE1/4 as shown on the plat filed in Plat Book 23, Page 166; and excepting therefrom Lots 1 and 2 of Bedco Subdivision of the NW1/4 SE1/4 as shown on the plat filed in Plat Book 26, Page 61; and excepting therefrom any dedicated streets, avenues or alleys lying within said plats; and excepting therefrom the Lot H1 of the S1/2 N1/2 SE1/4 as shown on the plat filed in Highway Plat Book 10, Page 163; and excepting therefrom that portion of the SE1/4 NW1/4 SE1/4 and that portion of the SW1/4 NE1/4 SE1/4 lying south of said Lot H1 of the S1/2 N1/2 SE1/4 as shown on the plat filed in Highway Plat Book 10, Page 163; DESCRIPTION No. 6: Lot 1R, located in the SE1/4 SW1/4, Section 29, T2N, R8E, BHM, Pennington County, South Dakota; DESCRIPTION No. 7: Lot 1 of the SW1/4 SE1/4, Section 29, T2N, R8E, BHM, Pennington County, South Dakota; DESCRIPTION No. 8: Lot A of lot 2, located in the SE1/4 SW1/4, Section 29, T2N, R8E, BHM, Pennington County, South Dakota; and, DESCRIPTION No. 9: A portion of the unplatted portion of the SE1/4 NW1/4 SE1/4, Section 30, T2N, R8E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL DESCRIPTION	Parcel 1 thru 15 and detention ponds, Rushmore Crossing, Sections, 29, 30, 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 117.29 Acres
LOCATION	South of I-90 between North LaCrosse Street and East North Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	Low Density Residential District - General Commercial District - Light Industrial District - Medium Density Residential District
East:	General Commercial District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water

STAFF REPORT
September 21, 2006

No. 06PL142 - Layout Plat

ITEM 7

DATE OF APPLICATION 8/25/2006

REVIEWED BY Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, a geotechnical report and soil resistivity test results including pavement design shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas shall be submitted for review and approval;
3. Upon submittal of a Preliminary Plat application, a drainage plan in compliance with the Drainage Criteria Manual shall be submitted for review and approval. In particular, the drainage plan must provide the design for any proposed detention and storm sewer outfalls. The plat document shall also be revised to provide drainage easements as necessary. In addition, an agreement shall be in place with the South Dakota Department of Transportation to allow that portion of the detention pond to be located in the South Dakota Department of Transportation Right-of-way or the detention pond shall be removed from this area;
4. Upon submittal of a Preliminary Plat application, a utility master plan including public and private utilities shall be submitted for review and approval;
5. Upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, a sewer report detailing the future extension of sewer downstream, across E. North Street, shall be submitted for review and approval. In addition, the report shall verify that the downstream system is adequate to handle the proposed 18 inch sewer main being proposed within the development. The plat document shall also be revised to provide utility easements as needed;
6. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In particular, the water plans shall include a water distribution plan and system analysis which includes the source, fire and domestic flows, looping appurtenances, etc. The plat document shall also be revised to provide utility easements as needed. In addition, a Right-of-way Permit shall be obtained from the South Dakota Department of Transportation to allow the portion of the water system located in the U.S. Highway I-90 Right-of-way or the water system shall be removed from the State right-of-way;
7. Upon submittal of a Preliminary Plat application, road construction plans for Farnwood Avenue (Eglin Street) shall be submitted for review and approval for the collector/arterial street. In particular, the road construction plans for the west 3,000 feet of Farnwood Avenue (Eglin Street) as it abuts the subject property shall show the street located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, the road construction plans for the east 2,000 feet of Farnwood Avenue (Eglin Street) as it abuts the subject property shall show the street located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter,

STAFF REPORT
September 21, 2006

No. 06PL142 - Layout Plat

ITEM 7

- sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained or a Comprehensive Plan Amendment to the Major Street Plan shall be obtained. In addition, the South Dakota Department of Transportation shall review and approve that portion of Farnwood Avenue (Eglin Street) located in the U.S. Highway I-90 Right-of-way or the plat document shall be revised to remove that portion of the street from the State right-of-way;
8. Upon submittal of a Preliminary Plat application, construction plans for the eastern 1,000 feet of Farnwood Avenue as it extends into Parcel No. 3 and Parcel No. 16 shall be submitted for review and approval. In particular, the construction plans shall show the street located in a minimum 59 foot wide right-of-way and 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 or the right-of-way shall be vacated;
 9. Upon submittal of a Preliminary Plat application, road construction plans for Luna Drive shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 59 foot wide right-of-way and 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;
 10. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show the two north-south collector streets in compliance with the Major Street Plan extending south from Farnwood Avenue (Eglin Street) to the south lot line of the subject property. In addition, the road construction plans for the two collector streets shall be submitted for review and approval. In particular, the road construction plans shall show the streets located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained or a Comprehensive Plan Amendment to the Major Street Plan shall be obtained;
 11. Upon submittal of a Preliminary Plat application, road construction plans for the section line highway shall be submitted for review and approval. In particular, the road construction plans shall show the section line highway located in a minimum 60 foot wide right-of-way and 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 must be obtained or the section line highway shall be vacated;
 12. Upon submittal of the Preliminary Plat application, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval or a Variance to the Subdivision Regulations waiving the requirement to provide a central water system shall be obtained. In addition, the International Fire Code shall be continually met;
 13. Upon submittal of a Preliminary Plat application, an updated Traffic Study shall be submitted for review and approval addressing the location and design of the street(s) as proposed on the Layout Plat. In addition, the applicant shall continue to work with staff to address traffic capacity issues specific to street and intersection design(s) and the level of service provided at controlled intersections. In addition, the applicant must address site distance issues along Farnwood Avenue between LaCrosse Street and the subject property;
 14. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 15. Upon submittal of a Preliminary Plat application, the plat document shall be revised to

STAFF REPORT
September 21, 2006

No. 06PL142 - Layout Plat

ITEM 7

- provide street intersection(s) along Farnwood Avenue (Eglin Street) in compliance with the Street Design Criteria Manual. In particular, the distance between intersections shall not be less than 125 feet and shall not be more than 1,200 feet or an Exception to the Street Design Criteria Manual;
16. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show all existing easements;
 17. Prior to submittal of a Final Plat application, the applicant shall submit street names to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street names;
 18. Prior to submittal of a Final Plat application, the applicant shall submit surety for the construction of traffic signal(s) at the intersection of Farnwood Avenue and LaCrosse Street and the intersection of Eglin Street and E. North Street or the traffic signals shall be in place as per the updated Traffic Impact Study;
 19. Prior to submittal of a Final Plat application, the plat document shall be revised to show the detention pond lot(s) labeled as numeric lots in lieu of "detention pond"; and,
 20. 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 Layout Plat to subdivide a 117.29 acre parcel into 15 commercial lots and two detention pond lots. In addition, the applicant has submitted a Comprehensive Plan Amendment to amend the Major Street Plan to change an arterial street to a collector street and to eliminate a collector street. (See companion item #06PL028.) The commercial development is to be known as "Rushmore Crossing".

On August 1, 2005, the City Council approved a Layout Plat to subdivide a 95.28 acre parcel into 17 commercial lots. The Layout Plat included the subject property. (See associated file #05PL085.)

On February 6, 2006, the City Council approved Tax Increment District #56 for the construction of streets, traffic signals, a regional drainage detention dam, high pressure water main and sanitary sewer main and the relocation of power lines associated with the proposed Rushmore Crossing project.

The property is located between LaCrosse Street and E. North Street on the south side of U.S. Highway I-90 and is currently void of any structural development.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approval but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the Rapid City Municipal Code or the Street Design Criteria Manual will require a formal variance request or a special exception

STAFF REPORT
September 21, 2006

No. 06PL142 - Layout Plat

ITEM 7

whichever is applicable.

Staff Review:

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

Traffic Impact Study: A Traffic Impact Study was submitted as a part of the previously approved Layout Plat. However, the Traffic Impact Study does not reflect the impact of eliminating one of the north-south collector streets as shown on the Major Street Plan or reclassifying the eastern portion of Eglin Street from a minor arterial street to a collector street as proposed. In addition, the Study does not reflect the total square footage of commercial lots currently proposed for the site. As such, staff is recommending that upon submittal of a Preliminary Plat application, an updated Traffic Impact Study must be submitted for review and approval addressing the location and design of the street(s) as proposed on the Layout Plat. In addition, the applicant must continue to work with staff to address traffic capacity issues specific to street and intersection design(s) and the level of service provided at controlled intersections as noted in the previously submitted Traffic Impact Study. In addition, the applicant must address site distance issues along Farnwood Avenue between LaCrosse Street and the subject property.

Geotechnical Report: A geotechnical report including pavement design and soils resistivity test results must be submitted for review and approval. Staff is recommending that upon submittal of a Preliminary Plat application, a geotechnical report be submitted for review and approval as identified.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. The International Fire Code will need to be continually met.

Farnwood Avenue/Eglin Street: Farnwood Avenue/Eglin Street is located along the north lot line of the subject property. The street is classified in part on the City's Major Street Plan as a collector street and as a minor arterial street. As such, staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for Eglin Street be submitted for review and approval for the collector/arterial street. In particular, the road construction plans for the west 3,000 feet of Eglin Street as it abuts the subject property must show the street located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, the road construction plans for the east 2,000 feet of Eglin Street as it abuts the subject property must show the street 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 or a Variance to the Subdivision Regulations must be obtained and/or a Comprehensive Plan Amendment to the Major Street Plan to reclassify that portion of Eglin Street from a minor arterial street to a collector street.

The Layout Plat identifies a portion of Eglin Street located in the U.S. Highway I-90 Right-of-way. As such, staff is recommending that the South Dakota Department of Transportation

STAFF REPORT
September 21, 2006

No. 06PL142 - Layout Plat

ITEM 7

review and approve that portion of Eglin Street located in the U.S. Highway I-90 Right-of-way or the plat document must be revised to remove that portion of the street from the State right-of-way.

Exception: The Street Design Criteria Manual states that the distance between intersections shall not be less than 125 feet and shall not be more than 1,200 feet. The Layout Plat identifies approximately 5,000 feet between intersections along Farnwood Avenue (Eglin Street). As such, staff is recommending that upon submittal of a Preliminary Plat application, the plat document be revised to provide street intersection(s) along Farnwood Avenue (Eglin Street) in compliance with the Street Design Criteria Manual or an Exception to the Street Design Criteria Manual must be obtained. The applicant should be aware that staff is in support of reducing the number of intersections along the arterial street.

Luna Drive: The Layout Plat identifies Luna Drive located along the west lot line of the subject property. Luna Drive is classified as a commercial street requiring that it be located in a minimum 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for Luna Drive be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

North-South Collector Streets: The Layout Plat identifies one north-south street dissecting the western portion of the subject property. However, the Major Street Plan identifies the street located west of its proposed location. In addition, the Major Street Plan shows a second north-south collector street extending through the eastern portion of the subject property. As such, staff is recommending that upon submittal of a Preliminary Plat, the plat document be revised to show the two collector streets as per the Major Street Plan. In addition, the road construction plans for the two collector streets must be submitted for review and approval. In particular, the road construction plans must show the streets located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained or a Comprehensive Plan Amendment to the Major Street Plan must be obtained.

Section Line Highway: A north-south section line highway is located through proposed Parcels Seven and Eight. As such, upon submittal of a Preliminary Plat application, road construction plans for the section line highway must be submitted for review and approval. In particular, the road construction plans must show the section line highway located in a minimum 60 foot wide right-of-way and 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 must be obtained. The applicant also has the option of vacating the section line highway. Staff is recommending that the section line highway issues be addressed upon submittal of a Preliminary Plat application.

Sewer: Sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines must be submitted for review and approval. In addition, a sewer report detailing the future extension of sewer downstream, across E. North Street, must be submitted for review and approval. In addition, the report must verify that

STAFF REPORT
September 21, 2006

No. 06PL142 - Layout Plat

ITEM 7

the downstream system is adequate to handle the proposed 18 inch sewer main being proposed within the development. Upon submittal of a Preliminary Plat application, the construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Water: Water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval. In particular, the water plans must include a water distribution plan and system analysis which includes the source, fire and domestic flows, looping appurtenances, etc. In addition, the South Dakota Department of Transportation must review and approve any portion of the water system located in the U.S. Highway I-90 Right-of-way. Staff is recommending that upon submittal of a Preliminary Plat application, water plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. The plat document shall also be revised to provide utility easements as needed.

Drainage: As part of the Preliminary Plat application, a drainage plan in compliance with the Drainage Criteria Manual must be submitted for review and approval. In particular, the drainage plan must provide the design for any proposed detention and storm sewer outfalls. The plat document must also be revised to provide drainage easements as necessary. In addition, that portion of the drainage pond to be located in the South Dakota Department of Transportation Right-of-way must be reviewed and approved by the South Dakota Department of Transportation or the drainage pond must be removed from this area. A grading plan and an erosion and sediment control plan for all improved areas must also be submitted for review and approval. Upon submittal of a Preliminary Plat application, a drainage and grading plan, as well as an erosion and sediment control plan, must be submitted for review and approval and the plat document must be revised to provide drainage easements as identified.

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