

STAFF REPORT
November 22, 2006

No. 06PL175 - Layout Plat

ITEM 12

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying for Judy Lien
REQUEST	No. 06PL175 - Layout Plat
EXISTING LEGAL DESCRIPTION	A portion of the unplatted balance of the NW1/4, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 2, 3 and 4 of LJS Subdivision, formerly a portion of the unplatted balance of the NW1/4, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.38 acres
LOCATION	Maple Avenue and Mall Drive
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	Shopping Center-2 District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/27/2006
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Layout Plat be continued to the December 7, 2006 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide the subject property into three lots leaving a non-transferable unplatted balance. 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 Mall Drive and N. Maple Avenue and to reduce the pavement width along Mall Drive from 40 feet to 26 feet as they abut the subject property. (See companion item No. 06SV069.)

The property is located in the southeast corner of the intersection of Mall Drive and N. Maple

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Avenue. Currently, the property is 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 an exception whichever is applicable.

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

Water: An existing 12 inch water main is located along the north-south portion of N. Maple Avenue, including that portion of the street abutting proposed Lot 4. In addition, a water main, owned by and utilized for Rushmore Mall, is located in the balance of N. Maple Avenue as it abuts the subject property. A 12 inch water main is also located along Mall Drive up to the northwest corner of proposed Lot 2. It appears that the water main must be extended along Mall Drive and/or N. Maple Avenue in order to serve Lot 2. The applicant has not submitted a utility master plan demonstrating service to the lots. As such, staff is recommending that the Layout Plat and the associated Variance to the Subdivision Regulations be continued to allow the applicant to submit the additional information.

Public Works staff has indicated that the City has a 2007 project scheduled to extend water along Mall Drive. As such, the applicant must enter into an agreement with the City to fund this portion of the water main extension along Mall Drive as it abuts Lot 2 or the applicant must extend the water main as a part of this plat. In addition, Public Works staff has noted that the as-built plans do not appear to concur with the water location(s) in the field. A survey of existing utilities must be submitted as a part of a Preliminary Plat application.

Sewer: An eight inch sewer main is located along N. Maple Avenue, with the exception of that portion of the street abutting proposed Lot 4. To date, a sewer main has not been constructed along Mall Drive as it abuts the subject property. The Public Works staff has noted that sewer may be constructed along this portion of Mall Drive in 2010. Due to the topography of the subject property, it is unclear if the sewer along N. Maple Avenue can gravity sewer all of the subject property. As such, staff is recommending that the Layout Plat and the Variance to the Subdivision Regulations be continued to allow the applicant to submit the above referenced utility master plan showing sewer service to the lot(s).

Drainage: The property is located in the Knollwood Drainage Basin and the Box Elder Drainage Basin. As such, staff is recommending that upon submittal of a Preliminary Plat, a drainage plan be submitted for review and approval in compliance with both Drainage Basin Plans. In particular, the drainage plan must demonstrate that the design does not result in the interbasin transfer of drainage. In addition, the drainage plan must include calculations

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demonstrating that developed flows from the site do not exceed pre-developed flows or local detention facilities must be provided or expanded as necessary. The plat document must also be revised to provide drainage easements as needed.

Mall Drive: Mall Drive is located along the north lot line of the subject property and is classified as a principal arterial street on the City's Major Street Plan. A principal arterial street must be 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. Currently, Mall Drive is located in a 150 foot wide right-of-way and constructed with an approximate 26 foot wide paved surface. In addition, a water main has been constructed along a portion of the property, or to the northwest corner of proposed Lot 2. Staff is recommending that upon submittal of a Preliminary Plat, construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

N. Maple Avenue: N. Maple Avenue is located along the south and west lot lines of the subject property. The street 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. Currently, N. Maple Avenue is located in a 100 foot wide right-of-way and constructed with an approximate 40 foot wide paved surface water and sewer. Staff is recommending that upon submittal of a Preliminary Plat, construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Emergency Services Communication Center: The Emergency Services Communication Center staff has indicated that the plat document must be revised to read "N. Maple Avenue" in lieu of "Maple Avenue". Staff is recommending that the plat document be revised as identified prior to submittal of a Final Plat application.

Staff is recommending that the Layout Plat be continued to allow the applicant to submit the additional information as identified above.