

STAFF REPORT
April 5, 2007

No. 07PL046 - Layout Plat

ITEM 15

GENERAL INFORMATION:

PETITIONER	Mario Rangel for Angel Munoz
REQUEST	No. 07PL046 - Layout Plat
EXISTING LEGAL DESCRIPTION	N1/2 of NW1/4 of SW1/4 of SE1/4, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1, 2 and 3 of Munoz Subdivision at N1/2 of NW1/4 of SW1/4 of SE1/4, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5 acres
LOCATION	1540 Rand Road
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Light Industrial District
West:	Light Industrial District - General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/9/2007
REVIEWED BY	Vicki L. Fisher / Emily Fisher

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, 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;
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 Deadwood Avenue Drainage Basin Design Plan shall be submitted for review and

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- approval. In particular, the drainage plan shall include calculations demonstrating that developed flows from the site do not exceed pre-developed flows. In addition, the plat document shall be revised to provide drainage easements as necessary;
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 particular, the sewer plans shall show the abandonment of the existing on-site wastewater system and the connection to the City sewer main as per Chapter 13.09.660 and Chapter 16.16.050 of the Rapid City Municipal Code. In addition, the plat document shall also be revised to provide utility easements as needed. In particular, the plat document shall identify a utility easement for the existing sewer main extending through the center of the property and access for maintenance to the sewer main;
 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 addition, the water plans shall demonstrate that adequate fire and domestic flows are being provided. The plat document shall also be revised to provide utility easements as needed;
 7. Upon submittal of a Preliminary Plat application, road construction plans for Rand Road shall be submitted for review and approval. In particular, the construction plans shall show the street constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 8. Upon submittal of a Preliminary Plat application, road construction plans for Fountain Plaza Drive shall be submitted for review and approval. In particular, the construction plans shall show the street located in a minimum 59 foot wide easement and constructed with a minimum 26 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 9. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 10. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show non-access easements as per the Street Design Criteria Manual;
 11. 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; and,
 12. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide the subject property into three industrial lots. The development is to be known as the "Munoz Subdivision".

The property is located approximately 300 feet south of S. Plaza Drive between Rand Road and Fountain Plaza Drive. Currently, a 100 foot by 120 foot office building with storage is located on the subject property, or proposed Lot 1.

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

Land Use: The subject property is currently zoned Light Industrial District. The existing office building with storage is a permitted use in the Light Industrial District. The site was developed as an office building with storage prior to annexation into the City limits. As such, the existing gravel parking lot is legal non-conforming. The applicant should be aware that any future expansion of the use on the property or any change in use on the property will require that the parking lot be paved and designed in compliance with the City's Parking Regulations. In addition, landscaping must be provided in compliance with the Landscape Regulations.

Sewer: The applicant has indicated that a septic tank and drainfield serve the existing office building on the subject property. A City sewer main currently extends north to south through the center of the subject property. Chapter 16.16.050 of the Rapid City Municipal Code states that "any subdivision located within 500 feet of the Rapid City sewer system or any central sewer system shall be required to hook up to that system". As such, staff is recommending that 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 be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In particular, the sewer plans must show the abandonment of the existing on-site wastewater system and the connection to the City sewer main as per Chapter 13.09.066 and Chapter 16.16.050 of the Rapid City Municipal Code. In addition, the plat document must also be revised to provide utility easements as needed. In particular, the plat document must identify a utility easement for the existing sewer main extending through the center of the property and access for maintenance to the sewer main.

A connection fee currently exists to connect to the sewer main extending through the subject property. The applicant should be aware that connection to the sewer main and/or issuance of a building permit will require that the connection fee be paid.

Rand Road: Rand Road is located along the west lot line of the subject property and is classified as a collector street on the City's Major Street Plan. A collector street in an industrial area with no on-street parking must be located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Currently, Rand Road is located in a 66 foot wide right-of-way and constructed with an approximate 24 foot wide paved surface. Staff is recommending that upon submittal of a Preliminary Plat application, construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Fountain Plaza Drive: Fountain Plaza Drive currently terminates north and south of the subject property. In addition, right-of-way for Fountain Plaza Drive has not been dedicated for that portion of the street abutting the subject property. As such, as a part of this plat, the right-of-way for street must be dedicated and the street must be constructed along the east lot line of the subject property. Fountain Plaza Drive is classified as an industrial street requiring that it be located in a minimum 59 foot wide right-of-way and constructed with a minimum 26

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foot wide paved surface, curb, gutter, street light conduit, water and sewer. On March 19, 2007, the City Council approved a Preliminary Plat (#07PL025) to subdivide the adjacent property into ten industrial lots. As a part of the plat approval, construction plans were reviewed and approved for Fountain Plaza Drive showing the street being constructed as an industrial street. To date, a Final Plat has not been recorded dedicating the right-of-way nor has the street been constructed. As such, staff is recommending upon submittal of a Preliminary Plat application, construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. The applicant has indicated that negotiations have commenced with the adjacent property owner to share the cost of constructing the street.

Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements. In particular, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. As such, staff is recommending that prior to the City's acceptance of the public improvements, a warranty surety be submitted for review and approval as required.

The proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.