

STAFF REPORT
June 7, 2007

No. 07PL068 - Preliminary Plat

ITEM 6

GENERAL INFORMATION:

PETITIONER	CETEC Engineering Services, Inc. for JR Investments, LLC
REQUEST	No. 07PL068 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Tract C Revised of Walpole Heights Subdivision and Lot AB1, all in Section 11, T1N, R7E, BHM, Rapid City, Pennington County
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2 of Block 1 of Walpole Heights Subdivision, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.09 acres
LOCATION	2707 Mount Rushmore Road
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District - Office Commercial District
East:	General Commercial District
West:	General Commercial District - Office Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	5/11/2007
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, plans for Mount Rushmore Road shall be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, a non-access easement shall be identified along the eastern lot line, as no access will be allowed onto Mount Rushmore Road;
2. Prior to Preliminary Plat approval by the City Council, the applicant shall submit a revised plan identifying a 59 foot wide right-of-way with 26 feet of paved surface or a Variance to the Subdivision Regulations must be obtained;
3. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;

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4. 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,
5. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval.

GENERAL COMMENTS: The applicant has submitted a Preliminary Plat application to create two lots from the existing parcel. The two proposed lots will range in size from 2.5 acres to 3.5 acres. The property is zoned General Commercial with a Planned Commercial Development and a motel and restaurant are currently located on the subject property. The applicant has also submitted a Variance to the Subdivision Regulations (07SV027) and a Major Amendment to the Planned Commercial Development (07PD036).

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

Mount Rushmore Road: Mount Rushmore Road is located along the eastern lot line of the subject property. Mount Rushmore 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, Mount Rushmore Road is located in a 115 foot wide right-of-way with four paved travel lanes and water. There is no curb and gutter, street light conduit, sewer or sidewalks currently constructed in Mount Rushmore Road. The applicant has requested a Variance to the Subdivision Regulations (07SV010) to waive the requirements to improve Mount Rushmore Road in conjunction with this plat request. As such, staff recommends that prior to Preliminary Plat approval by the City Council, plans for Mount Rushmore Road shall be submitted as identified or a Variance to the Subdivision Regulations must be obtained. In addition, a non-access easement shall be identified along the eastern lot line, as no access will be allowed onto Mount Rushmore Road.

Fairmont Boulevard: Fairmont Boulevard is located along the north side of the proposed lots. Fairmont Boulevard is classified as a commercial street requiring that the street 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. The applicant's site plan identifies Fairmont Boulevard as being constructed in an 80 foot wide right-of-way with 36 feet of pavement, curb, gutter, sidewalks, street light conduit, sewer and water.

Access Easement: An access easement is identified on the plat document providing access to Lot 2 of the proposed plat. The access easement is classified as a commercial street requiring that the street 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. The applicant's site plan identifies the access easement as being constructed in an 49 foot wide right-of-way with 24 feet of pavement, curb, gutter, sidewalks, street light conduit, sewer and water. The applicant has submitted a Variance to the Subdivision Regulations (07SV027) to reduce the pavement width from 26 feet to 24 feet and reduce the right-of-way width from 59 feet to 49 feet. Staff also noted that an exception was approved on May 21, 2007 to allow curb side sidewalks along the access easement road. Staff

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recommends that prior to Preliminary Plat approval by the City Council, the applicant shall submit a revised plan identifying a 59 foot wide right-of- way with 26 feet of paved surface or obtain a Variance to the Subdivision Regulations.

Red Line Comments: Staff noted that red line comments addressing required revisions and changes have been made on the plans. Staff recommends that the comments be addressed and the red lined drawings be returned to the Growth Management Department prior to Preliminary Plat approval by City Council.