

STAFF REPORT
May 24, 2007

No. 07PL061 - Layout Plat

ITEM 8

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Action Development, Inc.
REQUEST	No. 07PL061 - Layout Plat
EXISTING LEGAL DESCRIPTION	Tract 1 of Century 21 Subdivision, less Lot H1, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1, 2 and 3 of Century 21 Subdivision, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 67 acres
LOCATION	At the intersection of E. North Street and the proposed E. Anamosa Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District - General Agriculture District
South:	General Commercial District (Planned Commercial Development)
East:	General Commercial District
West:	Light Industrial District - General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/26/2007
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

Staff recommends that the Layout Plat be continued to the June 7, 2007 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to create three lots leaving a 65.37 acre balance. In addition, the applicant has submitted a Variance to the Subdivision Regulations (File #07SV024) to waive the requirement to install curb, gutter, sidewalk and street light conduit and to reduce the easement width from 59 feet to 35 feet and 26 feet, respectively, along access easement(s).

On February 20, 2006, the City Council approved a Layout Plat to create a 34 acre

STAFF REPORT
May 24, 2007

No. 07PL061 - Layout Plat

ITEM 8

commercial lot, leaving a 31 acre non-transferable balance.

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 whichever is applicable.

The property is located north and east of the intersection of E. North Street and the E. Anamosa Street right-of-way. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Drainage: The property is located in the Perrine Drainage Basin Plan area and the East Mall Drive/Dyess South Drainage Plan area. The Perrine Drainage Basin Plan identifies that all development should be located above elevation 3280. Staff is recommending that upon submittal of a Preliminary Plat application, a drainage plan in accordance with the Drainage Criteria Manual, the Perrine Drainage Basin Plan and the East Mall Drive/Dyess South Drainage Basin Plan be submitted for review and approval. The drainage plan must also include calculations demonstrating that discharge from any site facilities will result in net drainage basin run-off not exceeding pre-development flow rates or local detention facilities must be provided or expanded as needed. In addition, the plat document must be revised to provide drainage easements as needed.

E. North Street: E. North Street is classified as a principal arterial street on the City's Major Street Plan requiring that the street 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, E. North Street is located in a 300 foot wide right-of-way and constructed with two 20 foot wide paved lanes. As such, staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for E. North Street be submitted for review and approval showing the construction of curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

E. Anamosa Street: E. Anamosa Street is classified as a minor arterial street on the City's Major Street Plan requiring that the street 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. To date, the right-of-way has not been dedicated and the street has not been constructed as it extends through the subject property. As such, staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for E. Anamosa Street be submitted for review and approval as identified

STAFF REPORT
May 24, 2007

No. 07PL061 - Layout Plat

ITEM 8

or a Variance to the Subdivision Regulations must be obtained. In addition, the road construction plans must show the street connecting with E. North Street.

Staff is also recommending that upon submittal of a Preliminary Plat application, a non-access easement be shown along E. Anamosa Street.

Access Easements: The applicant has indicated that access easements will be extended north from E. Anamosa Street to serve the three proposed lots. The access easements are classified as commercial streets requiring that the easements be a minimum 59 feet wide and that the street be constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The Layout Plat identifies the access easements with a varied width of 35 feet to 26 feet. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for the access easements be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

The applicant has indicated that the access easements will eventually serve 15 commercial lots. The Street Design Criteria Manual states that an easement may serve a maximum of four lots. As such, staff is recommending that upon submittal of a Preliminary Plat application, the plat document be revised to show the street(s) located within right-of-way or an Exception must be obtained to allow an access easement to serve 15 lots.

Water: The Layout Plat shows a water main located five feet inside the E. Anamosa Street right-of-way, along both sides of the right-of-way, respectively. However, the water mains must be located ten feet inside the right-of-way. Staff is recommending that upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains and service lines be submitted for review and approval. In addition, water calculations demonstrating adequate fire flows must be submitted for review and approval. The water plans must also show the water mains located ten feet inside the right-of-way or justification to construct the water mains five feet inside the right-of-way must be submitted for review and approval. In addition, the plat document must be revised to provide utility easements as needed.

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, calculations must be provided demonstrating adequate capacity downstream between the site and the 42 inch trunk line located at the intersection of Sedivy Lane and E. St. Francis Street. Staff is recommending that upon submittal of a Preliminary Plat application, sewer plans be submitted for review and approval as identified. In addition, the plat document must be revised to provide utility easements as needed.

Tax Increment Financing District: The City Council has previously approved Tax Increment District Number 39 to be utilized for the relocation of the Western Area Power Administration power lines that cross the site, to extend existing water and sewer to the site, construction of traffic signals, construction of turn lanes on E. North Street and oversizing costs associated with the construction of 1,300 lineal feet of Anamosa Street, including the costs of acquiring the right-of-way in excess of 100 feet wide. Upon submittal of a Preliminary Plat application, the applicant may want to clarify the funding of E. Anamosa Street to determine if the street

STAFF REPORT
May 24, 2007

No. 07PL061 - Layout Plat

ITEM 8

will be constructed as a City project or by the applicant, with oversizing cost reimbursement(s).

Master Utility Plan: A Master Utility Plan is typically required as a part of the Preliminary Plat application. However, as previously indicated, the applicant has submitted a Variance to the Subdivision Regulations to reduce the width of the proposed access easements. Staff has noted that the width of the easements can not be reduced unless a Master Utility Plan showing the location of public and private utilities has been submitted for review and approval supporting the proposed reduction. As such, staff is recommending that the Layout Plat and the associated Variance to the Subdivision Regulations request be continued to allow the applicant to submit a Master Utility Plan as identified. In addition, a detail of the proposed street design must be submitted for review and approval demonstrating that the street can be constructed in the proposed easement width(s).

Master Plan: The applicant has submitted a Master Plan for the entire 67 acres. In particular, the Master Plan identifies future commercial development on the property but does not clearly show the subdivision and/or lot lines for the balance of the property. In addition, the Master Plan does not clearly identify the location of the access easements beyond that shown to the three proposed lots. It appears that an access easement is being extended to intersect with E. North Street. Staff has noted that the proposed approach must be re-located to align with Menard Drive in order to minimize traffic conflicts along E. North Street. In addition, an Approach Permit must be obtained.

Currently, Century Road right-of-way has been platted along the west lot line of the 67 acre parcel. However, the Master Plan identifies the relocation of a portion of Century Road resulting in an approximate 350 foot separation between the north leg of Century Road and the south leg of Century Road as it intersects with E. Anamosa Street. Staff is recommending that the Master Plan be revised to show Century Road, north and south of E. Anamosa Street, aligning with each other and providing a 90 degree intersection. The applicant should also be aware that realigning Century Road as proposed will require that a portion of the street right-of-way be vacated. In addition, the Vacation of Right-of-way Petition must be signed by the adjacent property owner(s).

The Master Plan shows the extension of E. Anamosa Street to the west lot line of the 67 acre parcel. Staff is recommending that the applicant coordinate the design of the west end of E. Anamosa street with the adjacent property owner(s) to insure alignment of the street section and utilities between properties.

Century Road: As previously indicated, Century Road is located along the west lot line of the subject property. Century Road located south of E. Anamosa Street is classified as a collector street requiring that it be located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, with no on street parking, curb, gutter, sidewalk, street light conduit, water and sewer. Century Road located north of E. Anamosa Street 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. Staff is recommending that upon submittal of a Preliminary Plat for this future phase of the development, road construction plans for Century Street be submitted for review and approval as identified or a

STAFF REPORT
May 24, 2007

No. 07PL061 - Layout Plat

ITEM 8

Variance to the Subdivision Regulations must be obtained.

Existing 60 foot wide Public Right-of-way: The Master Plan identifies an existing 60 foot wide public right-of-way located in the northern portion of the property. In addition, the Master Plan identifies the future extension of the right-of-way through the subject property. The existing and proposed right-of-way 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 for this future phase of the development, road construction plans for the public right-of-way be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Traffic Analysis: A substantial amount of commercial development has been proposed along Interstate 90 between LaCrosse Street and Elk Vale Road. This proposed development will also create additional traffic onto the roadways within this area. As such, a traffic analysis must be submitted for review and approval to address signals, turn lanes, queue lengths etc. within the proposed streets and the adjacent roadways. The potential re-alignment and/or design of the street sections may significantly alter the proposed lot configuration(s). As such, staff is recommending that the Layout Plat be continued to the June 7, 2007 Planning Commission meeting to allow the applicant to submit a traffic analysis as identified.

Staff is recommending that the Layout Plat be continued to the June 7, 2007 Planning Commission meeting to allow the applicant to submit additional information as identified above. In particular, a traffic analysis, a Master Utility Plan and a detail of the proposed street design within the access easement(s) must be submitted for review and approval. In addition, a revised Master Plan clearly delineating the proposed lots and access easement location(s) must be submitted for review and approval.