

STAFF REPORT
December 6, 2007

No. 07PL150 - Layout Plat

ITEM 10

GENERAL INFORMATION:

APPLICANT	Richard Huffman for TLC Investments, Inc.
AGENT	FMG, Inc.
PROPERTY OWNER	TLC Investments and F & D Schultz Limited Partnership
REQUEST	No. 07PL150 - Layout Plat
EXISTING LEGAL DESCRIPTION	That portion of Tract 1 of the SE1/4 of the SE1/4, Section 27, T1N, R7E, less Connector Subdivision and less Lot H1, south of Catron Boulevard; Lot 2 of Connector Subdivision, Sections 26 and 27, T1N, R7E; Lot A of SE1/4 NE1/4, Section 27, T1N, R7E, and Lot A of SW1/4 NW1/4, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A and B of TLC Subdivision, located in the NW1/4, Section 26, T1N, R7E, and the NE1/4, Section 27, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 31.9 acres
LOCATION	West of U. S. Highway 16 and south of Catron Boulevard
EXISTING ZONING	General Commercial District (Planned Commercial Development) - Pennington County (Planned Unit Development)
SURROUNDING ZONING	
North:	General Agriculture District - General Commercial District (Planned Commercial Development)
South:	Suburban Residential District (Pennington County) - Highway Services District (Pennington County)
East:	General Commercial District (Planned Commercial Development)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/9/2007
REVIEWED BY	Vicki L. Fisher / Ted Johnson

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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 shall be submitted for review and approval. In particular, the drainage plan shall show the design of drainage swales, ditches and storm sewers sized in compliance with the Arrowhead Drainage Basin Design Plan and the Drainage Criteria Manual. In particular, the drainage plan shall include calculations demonstrating that developed flows from the site do not exceed pre-developed flows or on-site detention shall be provided. In addition, the plat document shall be revised to provide drainage easements as needed;
4. Upon submittal of a Preliminary Plat application, a Master Utility Plan including public and private utilities shall be submitted for review and approval. In addition, the Master Utility Plan shall show utilities through the site as well as to the adjacent properties;
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, the sewer plans shall demonstrate that adequate downstream sewer capacity exists to serve the property. If the sewer discharge is to the existing lift station located north of the property, an analysis of the capacity of the lift station shall also be submitted for review and approval. In addition, the plat document shall 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 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, construction plans for U.S. Highway 16 shall be submitted for review and approval showing the street constructed with curb, gutter, sidewalk and street light conduit or a Variance to the Subdivision Regulations shall be obtained;
8. Upon submittal of a Preliminary Plat application, road construction plans for Catron Boulevard shall be submitted for review and approval showing the street constructed with curb, gutter, sidewalk and street light conduit or a Variance to the Subdivision Regulations shall be obtained;
9. Upon submittal of a Preliminary Plat, road construction plans for the principal arterial street to be constructed in the northwest corner of the property shall be submitted for review and approval showing 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,

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- street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
10. Upon submittal of a Preliminary Plat application, road construction plans for the collector street to be constructed in the southwest corner of the property shall be submitted for review and approval showing the street(s) 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 or a Variance to the Subdivision Regulations shall be obtained;
 11. Upon submittal of a Preliminary Plat application, a Vacation of Section Line Highway petition, signed by this property owner and the adjacent property owner(s), shall be submitted for review and approval. In addition, the applicant shall submit written documentation indicating that all of the affected utility companies concur with the Vacation of Section Line Highway request;
 12. Prior to submittal of a Preliminary Plat application, the applicant shall obtain concurrence from the South Dakota Department of Transportation Commission to vacate the U.S. Highway 16 service road extending through the property. In addition, the plat document shall be revised to show a road connection to the retained service road located south of the property. The applicant shall also submit written documentation indicating that all of the affected utility companies concur with the service road right-of-way vacation request;
 13. Prior to submittal of a Preliminary Plat application, the applicant shall coordinate with the South Dakota Department of Transportation the future location of the U.S. Highway 16 interchange as it impacts this property. In addition, the plat document shall be revised to accommodate any portion of the interchange footprint to be located on the 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 show non-access easements along U.S. Highway 16 and Catron Boulevard as per the Street Design Criteria Manual or an Exception shall be obtained. In addition, an Approach Permit shall be obtained for any access points along Catron Boulevard;
 16. Prior to submittal of a Preliminary Plat application, the plat document shall be revised to show street names for all of the un-named streets;
 17. Prior to Preliminary Plat approval by the City Council, the property shall be annexed into Rapid City;
 18. 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,
 19. 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 four properties into two lots, leaving an unplatted non-transferable balance. The Layout Plat also identifies the Vacation of a Section Line Highway and the Vacation of a previously dedicated 60 foot wide service road right-of-way as they extend through the property.

The property is located in the southwest corner of the intersection of Catron Boulevard and U.S. Highway 16. The "Yogi Bear Campground" was once located on the southern portion of the property. Other than the recreational vehicle parking space pads, the property is void

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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 whereby 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:

Annexation: In May, 1983, the City Council approved a resolution requiring all properties that are contiguous to Rapid City which are being platted to be annexed into the City limits of Rapid City prior to Preliminary Plat approval. The northern portion of the property is currently located within the City limits. Staff is recommending that prior to Preliminary Plat approval by the City Council, the southern portion of the property be annexed into Rapid City.

Zoning: The property will be zoned No Use District upon annexation. The Future Land Use Plan shows the northern and eastern portion of the property as appropriate for General Commercial with a Planned Commercial Development. The southwestern portion of the property is shown as appropriate for Medium Density Residential District with a Planned Residential Development. The applicant should be aware that prior to issuance of a building permit, the property must be rezoned as identified and an Initial and Final Development Plan approved.

Sewer: A 10 inch sanitary sewer line is currently located in the Catron Boulevard right-of-way and an eight inch sanitary sewer line is located in the U.S. Highway 16 right-of-way. 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 to serve the property be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the sewer plans must demonstrate that adequate downstream sewer capacity exists to serve the property. If the sewer discharge is to the existing lift station located north of the property, an analysis of the capacity of the lift station must also be submitted for review and approval. In addition, the plat document must be revised to provide utility easements as needed.

Water: A 14 inch water line is currently located in the Catron Boulevard right-of-way and a 12 inch water line is located in the U.S. Highway 16 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 to serve the property be submitted for review and approval or a Variance to the Subdivision Regulations

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be obtained. In addition, the water plans must demonstrate that adequate fire and domestic flows are being provided. The plat document must also be revised to provide utility easements as needed.

U.S. Highway 16: U.S. Highway 16 is located along the east lot line of the property and 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, U.S. Highway 16 is located within a 330 foot wide right-of-way and constructed with an approximate 200 foot wide paved surface, water and sewer. Staff is recommending that upon submittal of a Preliminary Plat application, construction plans for U.S. Highway 16 be submitted for review and approval showing the street constructed with curb, gutter, sidewalk and street light conduit or a Variance to the Subdivision Regulations must be obtained.

Catron Boulevard: Catron Boulevard is located along the north lot line of the property and 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, Catron Boulevard is located within a varying right-of-way width from 150 feet to 200 feet and constructed with an approximate 75 foot wide paved surface, water and sewer. Staff is recommending that upon submittal of a Preliminary Plat application, construction plans for Catron Boulevard be submitted for review and approval showing the street constructed with curb, gutter, sidewalk and street light conduit or a Variance to the Subdivision Regulations must be obtained.

Principal Arterial Street: The Layout Plat identifies a proposed principal arterial street to be located within the northwest corner of the property, which is in compliance with the City's Major Street Plan and the South Dakota Department of Transportation's U.S. Highway 16 Corridor Plan. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for the principal arterial street be submitted for review and approval showing 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.

Collector Street: The Layout Plat identifies a proposed collector street to be located within the southwest corner of the property, which is in compliance with the City's Major Street Plan. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for the collector be submitted for review and approval showing 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 or a Variance to the Subdivision Regulations must be obtained.

Section Line Highway: The Layout Plat identifies the proposed Vacation of the Section Line Highway located in the eastern half of the property. Staff is recommending that upon submittal of a Preliminary Plat application, a Vacation of Section Line Highway petition, signed by this property owner and the adjacent property owner(s), be submitted for review and approval. In addition, the applicant must submit written documentation indicating that all of the affected utility companies concur with the Vacation of Section Line Highway

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request.

Service Road: The Layout Plat identifies the proposed vacation of the U.S. Highway 16 Service Road right-of-way located adjacent to the property. The service road is owned and maintained by the South Dakota Department of Transportation. As such, staff is recommending that prior to submittal of a Preliminary Plat application, the applicant obtain concurrence from the South Dakota Department of Transportation Commission to vacate the U.S. Highway 16 service road extending through the property. In addition, the plat document must be revised to show a road connection to the retained service road located south of the property. The applicant must also submit written documentation indicating that all of the affected utility companies concur with the service road right-of-way vacation request.

Non-Access Easements: The Layout Plat identifies a driveway location along Catron Boulevard to proposed Lot B, in the same location as the existing service road intersection with Catron Boulevard. The Street Design Criteria Manual states that access will be permitted only on the less traveled street frontage. As such, access to the proposed lot must be taken from the proposed principal arterial street to be constructed in the northwest corner of the property or an Exception must be obtained to allow access from Catron Boulevard.

The South Dakota Department of Transportation Interchange Traffic Study shows that the existing service road intersection with Catron Boulevard will eventually be relocated to the proposed principal arterial street location as shown on this plat. In addition, no access points are recommending along the balance of Catron Boulevard and/or along U.S. Highway 16 within this area. As such, staff is recommending upon submittal of a Preliminary Plat application, the plat document be revised to show a non-access easement along U. S. Highway 16 and the balance of Catron Boulevard as they abut the property.

Future Interchange: The South Dakota Department of Transportation has indicated that a future interchange will be constructed at the intersection of Catron Boulevard and U.S. Highway 16. As such, staff is recommending that prior to submittal of a Preliminary Plat application, the applicant coordinate with the South Dakota Department of Transportation the future location of the U.S. Highway 16 interchange as it impacts this property. In addition, the plat document must be revised to accommodate any portion of the interchange footprint to be located on the property.

Grading and Drainage: As part of the Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. In addition, a drainage plan must be submitted for review and approval. In particular, the drainage plan must show the design of drainage swales, ditches and storm sewers sized in compliance with the Arrowhead Drainage Basin Design Plan and the Drainage Criteria Manual. In particular, the drainage plan must include calculations demonstrating that developed flows from the site do not exceed pre-developed flows or on-site detention must be provided. In addition, the plat document must be revised to provide drainage easements as needed.

Geotechnical Report: A geotechnical report including pavement design must be submitted for review and approval. In addition, the geotechnical report must include soils resistivity test

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results. If the results indicate severe potential towards corrosion of buried metal, then information must be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections must be provided as needed for buried water system metal fixtures.

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 currently adopted Fire Codes. 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 currently adopted International Fire Code will need to be continually met.

Emergency Services Communication Center: The Emergency Services Communication Center has indicated that street names for the internal streets must be submitted for review and approval. Staff is recommending that prior to submittal of a Final Plat application, the street names be submitted for review and approval as identified and that the plat document must be revised to show the approved street names.

Inspection Fees and Surety: Chapter 16.20.080 of the Rapid City Municipal Code states that before any Final Plat is approved, an additional fee shall be paid to the City to cover the costs of inspection of the subdivision improvements required by Ordinance. In addition, surety for any required subdivision improvements that have not been completed must be posted. As such, staff is recommending that upon submittal of a Final Plat application, surety be posted and subdivision inspection fees be paid as required.

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.