

STAFF REPORT
January 24, 2008

No. 07PL178 - Preliminary Plat

ITEM 40

GENERAL INFORMATION:

APPLICANT	Todd Christoffer for First National Bank
AGENT	Janelle Finck for Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	First National Bank
REQUEST	No. 07PL178 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 1 of Block 1 of Hilltop Business Park Subdivision, located in the NE1/4, Section 4, T1N, R6E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A and B of Lot 1 of Block 1 of Hilltop Business Park Subdivision, located in the NE1/4, Section 4, T1N, R6E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.67 acres
LOCATION	Southwest of the intersection of Elk Vale Road and Homestead Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	Light Industrial District
East:	General Commercial District
West:	Light Industrial District
PUBLIC UTILITIES	City Water and Sewer
DATE OF APPLICATION	12/19/2007
REVIEWED BY	Jonathan Smith / Mary Bosworth

RECOMMENDATION:

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

1. Prior to Planning Commission approval of the Preliminary Plat, the applicant shall submit a drainage plan for review and approval;
2. Prior to Planning Commission approval of the Preliminary Plat, the applicant shall revise the grading plan to identify a stabilized construction entrance, and to identify erosion and sediment control as required;
3. Prior to Planning Commission approval of the Preliminary Plat, the applicant shall obtain

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4. a Right-of-Way Permit from the South Dakota Department of Transportation;
Prior to Planning Commission approval of the Preliminary Plat, the applicant shall revise the plat document title to identify the proposed lots as either Lot A and Lot B of Block 1, or Lots 1A and Lot 1B of Block 1;
5. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
6. Prior to Preliminary Plat approval by City Council, the applicant shall submit for review and approval construction plans identifying a shared access easement width of 59 feet, 26 feet of pavement width, curb, gutter, sidewalk, street light conduit, water and sewer for the shared access easement, or a Variance to the Subdivision Regulations shall be obtained;
7. Prior to Preliminary Plat approval by City Council, the applicant shall submit for review and approval construction plans identifying sidewalks along Homestead Street, or a Variance to the Subdivision Regulations shall be obtained;
8. Prior to City Council approval of the Preliminary Plat, the applicant shall submit construction plans for Elk Vale road identifying curb, gutter, and sidewalk along Elk Vale Road or a Variance to the Subdivision Regulations shall be obtained;
9. 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,
10. 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 Preliminary Plat application to subdivide a 2.67 acre lot into a 1.36 acre lot identified as Lot A, and a 1.31 acre lot identified as Lot B. The property is located at the southwest intersection of Elk Vale Road and Homestead Street. Currently proposed Lot A and proposed Lot B are void of structural development. A Variance to the Subdivision Regulations (#07SV073) to waive the requirement to increase the width of the shared access easement to 59 feet, to install additional pavement, sidewalk, street light conduit, water, and sewer within the shared access easement, to waive the requirement to install sidewalks, curb, gutter along Elk Vale Road, and to waive the requirement to install sidewalk along Homestead Street has been filed in conjunction with this Preliminary Plat request. The property was originally platted as Lot 1 Block 1 of Hilltop Subdivision (#07PL063) on May 14, 2007. The property is zoned General Commercial District.

STAFF REVIEW:

Staff has reviewed the applicant's Preliminary Plat request and noted the following considerations:

PLAT DOCUMENT:

The plat document currently identifies the proposed lots as Lot A of Lot 1 and Lot B of Lot 1. The Pennington County Register of Deeds Office has noted that the legal description should identify the proposed lots as either Lot A and Lot B of Block 1 or Lots 1A and Lot 1B of Block 1. Prior to Planning Commission approval of the Preliminary Plat, the applicant should revise the plat document to identify the corrected lot numbers as noted by the Register of Deeds.

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ELK VALE ROAD:

The property abuts Elk Vale Road, a principal arterial street located on the eastern boundary. Elk Vale Road is an improved street that currently has a right-of-way width of 245 feet, and four lanes that each have a paved lane width of 12 feet. Staff has noted that Elk Vale Road meets the minimum 100 feet right-of-way width and 12 feet of pavement per lane width as required of the developer. Currently, street light conduit and pavement are in place along Elk Vale Road. Currently Elk Vale Road is void of curb, gutter and sidewalks. The applicant is required to construct curb, gutter and sidewalks to City standards, or obtain a Variance to the Subdivision Regulations. Staff recommends that prior to Preliminary Plat approval by City Council the applicant submit for review and approval construction plans identifying curb, gutter, and sidewalk along Elk Vale Road, or obtain a Variance to the Subdivision Regulations.

HOMESTEAD STREET:

The property abuts Homestead Street, a collector street located on the northern boundary. Homestead currently has a right-of-way width of 80 feet, and a pavement width of 30 feet. Homestead Street meets the standards of a minimum 60 foot right-of way-width and 24 feet of pavement width as specified in the Street Design Criteria Manual. Currently, street light conduit, curb, gutter, and pavement are in place along Homestead Street as it abuts the property. Prior to Preliminary Plat approval by City Council, the applicant is required to submit for review and approval construction plans identifying sidewalk where the property abuts Homestead Street, or a Variance to the Subdivision Regulations shall be obtained.

SHARED ACCESS EASEMENT:

The plat document identifies a shared access easement on the western boundary of proposed Lot A. The shared access easement is 20 feet wide at its widest point on proposed Lot A, and extends an additional width of 30 feet on the abutting property for a total width of 50 feet. A 100 foot portion of the access easement is currently improved with curb, gutter and a pavement width of 24 feet. The shared access easement is classified by the Street Design Criteria Manual as a commercial street requiring a 59 foot right-of-way width and a minimum pavement width of 26 feet. The applicant is required to improve the shared access easement to City standards or obtain a Variance to the Subdivision Regulations. In addition to meeting the minimum right-of-way and pavement width the applicant is required to install curb, gutter, sidewalk, street light conduit, water, and sewer along the shared access easement, or obtain a Variance to the Subdivision Regulations. Due to staff error, the construction of the shared access easement to City standards was not required during the original platting of the property.

Staff recommends that prior to Planning Commission approval, the applicant submit for review and approval construction plans identifying a minimum of 59 feet of right-of-way, a minimum pavement width of 26 feet, curb, gutter, sidewalk, street light conduit, water and sewer along the shared access easement, or the applicant shall obtain a Variance to the Subdivision Regulations.

GRADING:

As part of the Preliminary Plat review a grading plan was submitted for review and approval. Staff has noted that the stabilized construction entrance is not identified on the grading plan. Prior to Preliminary Plat approval by the Planning Commission, the applicant is required to revise the grading plan to identify a stabilized construction entrance, and to identify erosion and sediment control as required.

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DRAINAGE:

Staff has noted that a drainage plan is needed for review and approval. In particular the drainage plan shall include calculations demonstrating that development flows from the site do not exceed predevelopment flows or local detention facilities shall be provided or expanded as necessary. Prior to Preliminary Plat approval by the Planning Commission, staff recommends that the applicant submit a drainage plan for review and approval.

The applicant's site plan identifies proposed storm sewer located within the right-of-way of Elk Vale Road. Prior to Preliminary Plat approval by Planning Commission, the applicant is required to obtain a Right-of-Way permit from the South Dakota Department of Transportation.

Staff recommends approval of the Preliminary Plat assuming compliance with the stated stipulations.