

STAFF REPORT
February 7, 2008

No. 07PL122 – Layout Plat

ITEM 33

GENERAL INFORMATION:

APPLICANT/AGENT	Paul Lindstrom
PROPERTY OWNER	Rand Road Leasing, LLC
REQUEST	No. 07PL122 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot 2 of Watersedge Subdivision, located in the NE1/4 SW1/4, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 2A and 2B of Watersedge Subdivision, located in the NE1/4 SW1/4, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.8 acres
LOCATION	1810 Rand Road
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	General Agriculture District
West:	Light Industrial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/20/2007
REVIEWED BY	Travis Tegethoff / Todd Peckosh

RECOMMENDATION:

Staff recommends that the Layout Plat be denied without prejudice.

GENERAL COMMENTS: (Update January 29, 2008. All revised text is shown in bold.)
This item was continued to the February 7, 2008 Planning Commission meeting to allow the applicant to submit the required information. As of January 29, 2008 the required information has not been submitted. Staff would note that this item has been continued numerous times since September 2007 to allow the applicant to submit the additional information. In the January 25, 2008 Staff Report, staff recommended that if the required information was not brought forward prior to the February 7, 2008 Planning Commission Meeting, staff would recommend that this item be denied without prejudice at that time. To date, no additional information has been submitted.

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As such, staff recommends that the Layout Plat be denied without prejudice.

The applicant has submitted a Layout Plat to create two industrial lots between 0.8 acres in size and 1.3 acres in size. The property is located east of Rand Road between North Plaza Drive and South Plaza Drive. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install, curb, gutter, and sidewalk as per Chapter 16.16 of the Rapid City Municipal Code. (See companion item #07SV053)

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.

STAFF REVIEW:

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

Site Plan: A structural site plan identifying the location of the existing structures, existing utilities, parking, landscaping, and signage must be submitted for review and approval. As this is a requirement of a Layout Plat, staff is recommending that this item be continued to allow the applicant to submit the required information to determine if the site meets the minimum zoning requirements of Chapter 17.22 of the Rapid City Municipal Code.

Lot Size: The property is currently zoned Light Industrial District requiring a minimum lot area of 20,000 square feet. The Layout Plat identifies the proposed lots to be a minimum of 0.8 acres in size, meeting the minimum lot size requirement of the Light Industrial District. However, the applicant has not submitted a site plan demonstrating that the site meets the lot coverage requirements of Chapter 17.22.040 of the Rapid City Municipal Code.

Drainage: As part of the Preliminary Plat application, a drainage plan shall be submitted for review and approval. In addition, a grading plan and an erosion and sediment control plan for all improved areas shall be submitted for review and approval. In particular, the drainage plan shall demonstrate that discharge does not exceed pre-developed flow rates and does not exceed capacity of downstream facilities. Staff is recommending that upon submittal of a Preliminary Plat application, a drainage and grading plan, as well as an erosion and sediment control plan, be submitted for review and approval.

Fire Protection: The Fire Department staff has indicated that fire hydrants shall be installed and operational prior to the issuance of a building permit and/or any construction on the site and shall be capable of providing at minimum required fire flow water for the proposed structures. In addition, fire department apparatus access lanes shall be in compliance with the 2003 International Fire Code and all applicable provisions of the International Fire Codes

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shall be continually met. Staff is recommending that construction plans showing the location of fire hydrants be submitted for review and approval as identified upon Preliminary Plat submittal.

Sewer: 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. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance.

Water: 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. Staff also noted that a water system analysis verifying source, water quantity, domestic and fire flows shall be submitted for review and approval. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance.

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

Access and Utility Easement: The Layout Plat identifies a 60 foot wide access easement providing access from Rand Road to the east lot. Staff noted that the proposed access easement shall be designed and built as an industrial street with 59 feet of right-of-way and constructed with a minimum 26 feet wide paved surface, curb, gutter, street light conduit, water and sewer. Currently, the access and utility easement is constructed with an approximate 24 feet wide paved surface. Staff recommends upon submittal of the Preliminary Plat, construction plans for the access easement must be submitted for review and approval providing a minimum 26 feet wide paved surface, curb, gutter, water, sewer and street light conduit or a Variance to the Subdivision Regulations must be obtained.

Easement Designation: Staff noted that non-access easements were not shown on the plat document. Staff recommends upon submittal of the Preliminary Plat, the plat document be revised to show a non-access easement along Rand Road with the exception of the existing approach.

This item was continued to the October 25, 2007 Planning Commission meeting to allow the applicant to submit the required information. This item was continued to the November 8, 2007 Planning Commission meeting to allow the applicant to submit the required information. This item was continued to the November 21, 2007 Planning Commission meeting to allow the applicant to submit the required information. This item was continued to the December 6, 2007 Planning Commission meeting to allow the applicant to submit the required information. This item was continued to the January 10, 2008 Planning

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Commission meeting to allow the applicant to submit the required information. This item was continued to the January 24, 2008 Planning Commission meeting to allow the applicant to submit the required information. **This item was continued to the February 7, 2008 Planning Commission meeting to allow the applicant to submit the required information. As of January 29, 2008 the required information has not been submitted. Staff would note that this item has been continued numerous times since September 2007 to allow the applicant to submit the additional information. In the January 25, 2008 Staff Report staff recommended that if the required information was not brought forward prior to the February 7, 2008 Planning Commission Meeting staff would recommend that this item be denied without prejudice at that time. To date no additional information has been submitted. As such, staff recommends that the Layout Plat be denied without prejudice.**