

STAFF REPORT  
March 6, 2008

---

**No. 08PL011 - Preliminary Plat**

**ITEM 48**

---

GENERAL INFORMATION:

APPLICANT	Richard Huffman for TLC Investments, Inc.
AGENT	FMG, Inc.
PROPERTY OWNER	F & D Shultz Limited Partnership
REQUEST	<b>No. 08PL011 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	A portion of Tract 1 of the SE1/4 NE1/4 of Section 27, T1N, R7E, BHM, less Connector Subdivision and less Lot H1, located in the NE1/4 Section 27, T1N, R7E, BHM,
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2 of TLC Subdivision and the dedicated public Right-of-way shown as Less Hollers Way all located in the NE1/4 of Section 27, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 17.81 acres
LOCATION	West of S. D. Highway 16 and south of Catron Boulevard
EXISTING ZONING	General Commercial District (Planned Development Designation)
SURROUNDING ZONING	
North:	General Commercial District (Planned Development Designation)
South:	Pennington County
East:	General Commercial District (Planned Commercial Development)
West:	Pennington County
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	1/31/2008
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the plat document and construction plans as identified on the red lined drawings.

STAFF REPORT  
March 6, 2008

---

**No. 08PL011 - Preliminary Plat**

**ITEM 48**

---

- In addition, the red lined drawings shall be returned to the Growth Management Department;
2. Prior to Preliminary Plat approval by the City Council, 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 particular, 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, a capacity analysis of the lift station and the receiving downstream sewer mains shall also be submitted for review and approval. If the sewer discharge is to the west along Catron Boulevard, a capacity analysis of the downstream eight inch collector sewer main and the 15 inch interceptor sewer main shall be submitted for review and approval. If the sewer discharge is to the east, sewer plans showing the extension of a gravity sewer main from the property within the Catron Boulevard area to the existing gravity sewer manhole located at the intersection of 5<sup>th</sup> Street and Catron Boulevard shall be submitted for review and approval. In addition, the plat document shall be revised to provide utility easements as needed;
  3. Prior to Preliminary Plat approval by the City Council, a Master Sewer Plan shall be submitted for review and approval showing sewer service to the south lot line of the property. In addition, the plat document shall be revised to provide utility easements as needed;
  4. Prior to Preliminary Plat approval by the City Council, construction plans for the U.S. Highway 16 service road shall be submitted for review and approval showing the street constructed with curb, gutter, sidewalk, street light conduit and water or a Variance to the Subdivision Regulations shall be obtained;
  5. Prior to Preliminary Plat approval by the City Council, 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;
  6. Prior to Preliminary Plat approval by the City Council, a Stormwater Management Plan in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval;
  7. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along the north lot line of proposed Lot 2;
  8. 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,
  9. 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 to subdivide a previously platted parcel into two lots located south of Catron Boulevard, leaving a non-transferable balance located north of Catron Boulevard. In addition, the Preliminary Plat shows the dedication of right-of-way for Les Hollers Way, an arterial street, extending through the property as per the Major Street Plan. The applicant has also submitted a Variance to the Subdivision Regulations (File #08SV006) to waive the requirement to install curb, gutter, sidewalk and street light conduit along Catron Boulevard, to waive the requirement to install curb, gutter, sidewalk,

STAFF REPORT  
March 6, 2008

---

**No. 08PL011 - Preliminary Plat**

**ITEM 48**

---

water and street light conduit along S.D. Highway 16 Service Road and to waive the requirement to provide sewer service to the property.

On December 18, 2007 the City Council approved a Layout Plat (File #07PL150) to subdivide four properties into two lots, which included this property.

The property is located in the southwest corner of the intersection of Catron Boulevard and U.S. Highway 16. The property is currently void of any structural development.

**STAFF REVIEW:**

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

**Zoning:** The property is currently zoned General Commercial District with a Planned Development Designation. The applicant should be aware that prior to issuance of a Building Permit, an Initial and Final Commercial Development Plan must be submitted for review and approval.

**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. Both sewer mains flow to an existing lift station located near the intersection of Catron Boulevard and U.S. Highway 16. Due to capacity concerns with the lift station and the receiving sewer mains downstream, the applicant must demonstrate that adequate downstream capacity exists to serve the property if the sewer discharge is to the existing lift station.

Sewer also exists further west along Catron Boulevard ending near the intersection of Golden Eagle Drive and Catron Boulevard, or approximately 1,800 feet west of this property. This sewer gravity flows to a 15 inch interceptor sewer main located in the Sheridan Lake Road area. Previous analysis for other projects has shown the need for increased capacity of the interceptor sewer main. In addition, the eight inch sewer main located between the interceptor main and the potential connection location near Golden Eagle Drive was not sized to accommodate flows from this area. Due to capacity issues with the interceptor main and the sewer connection main, the applicant must provide a capacity analysis of the downstream eight inch collector main and the 15 inch interceptor sewer main if the sewer discharge is to the west along Catron Boulevard.

The applicant also has the option of submitting a sewer plan for review and approval showing the extension of a gravity sewer main east from the property within the Catron Boulevard area to the existing gravity sewer manhole located at the intersection of 5<sup>th</sup> Street and Catron Boulevard.

As noted above, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to provide sewer service to the property. However, Chapter 16.16 of the Rapid City Municipal Code requires that sanitary sewer plans be submitted for review and approval as a part of a Preliminary Plat application. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, 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 or a Variance to the Subdivision Regulations must be obtained. In particular, the sewer plans must demonstrate that

STAFF REPORT  
March 6, 2008

---

**No. 08PL011 - Preliminary Plat**

**ITEM 48**

---

adequate downstream sewer capacity exists to serve the property. If the sewer discharge is to the existing lift station located north of the property, a capacity analysis of the lift station and the receiving downstream sewer mains must also be submitted for review and approval. If the sewer discharge is to the west along Catron Boulevard, a capacity analysis of the downstream eight inch collector sewer main and the 15 inch interceptor sewer main must be submitted for review and approval. If the sewer discharge is to the east, sewer plans showing the extension of a gravity sewer main from the property within the Catron Boulevard area to the existing gravity sewer manhole located at the intersection of 5<sup>th</sup> Street and Catron Boulevard must be submitted for review and approval. In addition, the plat document must be revised to provide utility easements as needed.

Due to the topography of the area, it appears that sewer service to a portion of the properties located south of the proposed subdivision must be provided through this property. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a Master Sewer Plan be submitted for review and approval showing sewer service to the south lot line of the property. In addition, the plat document must be revised to provide utility easements as needed.

U.S. Highway 16 Service Road: U.S. Highway 16 Service Road is located along the east lot line of the property and 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. Currently, U.S. Highway 16 Service Road is located within a 60 foot wide right-of-way and constructed with a 26 foot wide paved surface and sewer. Staff is recommending that upon submittal of a Preliminary Plat application, construction plans for U.S. Highway 16 Service Road be submitted for review and approval showing the street constructed with curb, gutter, sidewalk, street light conduit and water 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 36 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 36 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.

Stormwater Management Plan: The City Council has recently adopted a Stormwater Quality Manual which provides a set of criteria and technical guidance for erosion and sediment control at construction sites. Because site conditions will affect the suitability and effectiveness of erosion control measures, a plan specific to each site is required. Staff is recommending that prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Permit in compliance with the adopted Stormwater Quality Manual be submitted for review and approval.

STAFF REPORT  
March 6, 2008

---

**No. 08PL011 - Preliminary Plat**

**ITEM 48**

---

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 the 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 addition, 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.