

STAFF REPORT
March 6, 2008

No. 08PL015 - Preliminary Plat

ITEM 29

GENERAL INFORMATION:

APPLICANT	Black Hills Surgery Center, LLP
AGENT	Doug Sperlich for Sperlich Consulting, Inc.
PROPERTY OWNER	Black Hills Surgery Center
REQUEST	No. 08PL015 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lots 32R and 33R of Block 18 of Robbinsdale Addition No. 10, located in the SE1/4 of the NW1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 32R-2 of Block 18 of Robbinsdale Addition No. 10, located in the SE1/4 of the NW1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.194 acres
LOCATION	216 Anamaria Drive
EXISTING ZONING	Office Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Residential Development)
South:	Office Commercial District (Planned Commercial Development)
East:	Medium Density Residential District - Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	2/8/2008
REVIEWED BY	Travis Tegethoff / Mary Bosworth

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 be made to the plat document and construction plans as identified on the red lined drawings. In

STAFF REPORT
March 6, 2008

No. 08PL015 - Preliminary Plat

ITEM 29

- addition, the red lined drawings must be returned to the Growth Management Department;
2. Prior to City Council approval of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 3. Prior to City Council approval of the Preliminary Plat application construction plans for the sewer main shall be submitted for review and approval for the portion of sewer along Alta Vista Drive;
 4. 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;
 5. 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,
 6. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to reconfigure two lots into one commercial lot. Currently, Black Hills Surgery Center, a hospital and medical clinic, is located on Lot 32R and Lot 33R functions as a drainage lot. The applicant is also requesting approval of a Major Amendment to a Planned Commercial Development to expand the Black Hills Surgery Center (#08PD005).

On June 16, 2003 City Council approved a Layout Plat, Preliminary Plat, and Final Plat for the property with stipulations. The applicant is now proposing to combine two of those lots into one commercial lot.

STAFF REVIEW:

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

Construction Plans: Staff has reviewed the plat document and construction plans and noted a few red line comments. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, all necessary changes be made to the plat document and construction plans as identified on the red lined drawings. In addition, the red lined drawings must be returned to the Growth Management Department.

Non-access Easement: The applicant is proposing to vacate a portion of a non-access easement as it abuts Anamaria Drive to provide access to the proposed development. The remaining easement still exceeds the 85 foot non-access easement required. As such, staff recommends that the vacation of non-access easement be approved as part of this plat.

Drainage Easements: The applicant is proposing to vacate portions of major drainage easements on the property. The applicant has submitted a drainage report and detailed construction plans to revise the storm water detention facility. It appears the drainage report and detailed construction plans are in compliance with the Rapid City Drainage Criteria Manual and City of Rapid City Standard Specifications for Public Works Construction, 2007 Edition. As such, staff recommends that the vacation of a portion of a major drainage easement be approved as part of this plat.

STAFF REPORT
March 6, 2008

No. 08PL015 - Preliminary Plat

ITEM 29

Utility Easement: The applicant is proposing to vacate a utility easement on the property. The applicant has submitted construction plans to remove and abandon the existing sewer line and reconnect to the existing sewer main in Anamaria Drive. In addition, all surrounding properties are currently served by other sewer mains and will not be affected by this utility easement being vacated. As such, staff recommends that the vacation of a utility easement be approved as part of this plat.

Sewer: Public Works staff noted that they are working with the applicant to construct a portion of sewer main in Alta Vista Drive that is associated with the development of this property. As such, staff recommends that prior to City Council approval of the Preliminary Plat application construction plans for the sewer main shall be submitted for review and approval for the portion of sewer along Alta Vista Drive.

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.

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.

Staff believes that the proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.