

STAFF REPORT
April 24, 2008

No. 08PL041 - Layout Plat

ITEM 30

GENERAL INFORMATION:

APPLICANT	BLU-KNU Enterprises, L.L.C
AGENT	D.C. Scott Co. Land Surveyors
PROPERTY OWNER	Rommismo Family Limited Partnership
REQUEST	No. 08PL041 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lots 2 and 3 of Blu-Knu Subdivision and unplatted land in the SW1/4 SW1/4, Section 27, located in the SW1/4 SW1/4, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 2R and 3R of Blu-Knu Subdivision, located in the SW1/4 SW1/4, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.05 acres
LOCATION	Northwest of the intersection of Lien Street and Deadwood Avenue
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District - Light Industrial District
South:	Light Industrial District
East:	Light Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/28/2008
REVIEWED BY	Vicki L. Fisher / Karley Halsted

RECOMMENDATION:

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

1. Prior to submittal of a Preliminary Plat application, a Comprehensive Plan Amendment to the Major Street Plan relocating the collector extending through the property shall be approved or the plat document shall be revised to show the street;
2. Prior to submittal of a Preliminary Plat application, the plat document shall be revised to show the elimination of two of the approaches to Lot 2 in order to meet access

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- management requirements as per the South Dakota Department of Transportation. In addition, the plat document shall be revised to show a non-access easement along Deadwood Avenue except for the approved approach location(s);
3. Upon submittal of a Preliminary Plat application, a parking plan showing the existing uses shall be submitted for review and approval to determine that sufficient parking is being provided on Lot 2;
 4. Upon submittal of a Preliminary Plat application, a landscaping plan and a sign package shall be submitted for review and approval;
 5. Upon submittal of a Preliminary Plat application, construction plans for Deadwood Avenue shall be submitted for review and approval showing a sidewalk along both sides of the street and street light conduit or a Variance to the Subdivision Regulations shall be obtained;
 6. Upon submittal of a Preliminary Plat application, construction plans for Lien Street shall be submitted for review and approval showing a sidewalk along both sides of the street, street light conduit, sewer and 4 additional feet of pavement along the street or a Variance to the Subdivision Regulations shall be obtained. In addition, 5 additional feet of right-of-way shall be dedicated for that portion of the street currently located within a 90 foot wide right-of-way;
 7. Upon submittal of a Preliminary Plat application, a grading plan for all improved areas shall be submitted for review and approval;
 8. Upon submittal of a Preliminary Plat application, a drainage plan in compliance with the Drainage Criteria Manual shall be submitted for review and approval. In addition, the drainage plan shall demonstrate that the design flows do not exceed pre-developed flows or on-site detention shall be provided. The plat document shall also be revised to provide drainage easements as necessary;
 9. Upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered Professional Engineer showing the existing sewer mains and service lines to proposed Lot 2 and the extension of sanitary sewer mains and service lines to proposed Lot 3R shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. The plat document shall also be revised to provide utility easements as needed;
 10. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the existing water mains and service lines to proposed Lot 2 and the extension of water mains and service lines to proposed Lot 3R 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 commercial flows are being provided. The plat document shall also be revised to provide utility easements as needed;
 11. Upon submittal of a Preliminary Plat application, written documentation identifying that all of the affected utility companies concur with the proposed vacation of the existing 8 foot wide utility and minor drainage easement located along the rear lot lines shall be submitted for review and approval or the plat document shall be revised to show the easement;
 12. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 13. Prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Permit in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval;

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14. 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,
15. 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 three parcels into two lots, leaving a non-transferable unplatted balance.

The property is located northwest of the intersection of Lien Street and Deadwood Avenue. Currently, five commercial buildings are located on proposed Lot 2 and proposed Lot 3R is void 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 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 Layout Plat and has noted the following considerations:

Major Street Plan: The adopted Major Street Plan identifies a collector street extending through the northeast corner of the property. The Draft Deadwood Avenue Neighborhood Area Future Land Use Plan shows the elimination of this collector street. However, to date, the Future Land Use Plan has not been reviewed and approved. As such, staff is recommending that prior to submittal of a Preliminary Plat application, a Comprehensive Plan Amendment to the Major Street Plan relocating the collector extending through the property be approved or the plat document must be revised to show the street.

Deadwood Avenue: Deadwood Avenue 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, street light conduit, water and sewer. Currently, Deadwood Avenue is located in a 140 foot wide right-of-way and constructed with an approximate 60 foot wide paved surface, curb, gutter, sewer and water. As such, staff is recommending that upon submittal of a Preliminary Plat, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

The South Dakota Department of Transportation has indicated that two of the existing

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approaches to proposed Lot 2 must be eliminated in order to meet the access management requirements along Deadwood Avenue. As such, staff is recommending that prior to submittal of a Preliminary Plat application, the plat document be revised to show the elimination of the two approaches. In addition, a non-access easement shall be shown along Deadwood Avenue except for the approved approach location(s).

Lien Street: Lien Street is located along the south lot line of the subject property and is classified as a minor 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, street light conduit, water and sewer. Currently, Lien Street is located in a varying right-of-way width from 100 feet to 90 feet and constructed with an approximate 32 foot wide paved surface, curb, gutter and water. As such, staff is recommending that upon submittal of a Preliminary Plat, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document shall be revised dedicating an additional 5 feet of right-of-way for that portion of the street currently located within a 90 foot wide right-of-way.

Land Use: The applicant has submitted a site plan showing five commercial buildings located on proposed Lot 2. In addition, the site plan shows parking along the east side of the lot. However, the uses within the buildings is not identified in order to determine if sufficient parking is being provided on proposed Lot 2. As such, staff is recommending that upon submittal of a Preliminary Plat application, a complete parking plan showing the existing uses be submitted for review and approval to determine that sufficient parking is being provided as identified. In addition, a landscaping plan and a sign package must be submitted for review and approval demonstrating that sufficient landscaping is located on Lot 2 as per the Landscape Regulations and that all signage is in compliance with the City's Sign Code Regulations.

Connection Fee Area: The Public Works Department staff has indicated that a connection fee agreement for water, sewer and drainage exists for this area, which includes this property. The applicant should be aware that the fees must be paid as required prior to issuance of a building permit for the property.

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.

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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.