

STAFF REPORT
May 8, 2008

No. 08PL054 - Preliminary Plat

ITEM 46

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Mall Drive, LLC
REQUEST	No. 08PL054 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of the unplatted balance of the NW1/4 SE1/4 north of Interstate 90 excepting Lot H13 and Lot 3 of the S1/2 SE1/4 all located in the SE1/4 and Lot 1 of Block 6 of Interstate 90 Heartland Business Park , Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1, 2 and 3 of Mall Drive Subdivision, and Lots 1A and 1B of Interstate 90 Heartland Business Park, formerly a portion of the unplatted balance of the NW1/4 SE1/4 north of Interstate 90 excepting Lot H13 and Lot 3 of the S1/2 SE1/4 all located in the SE1/4 and Lot 1 of Interstate 90 Heartland Business Park , Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 41.23 acres
LOCATION	North of East Mall Drive and west of Dakota Craft Drive
EXISTING ZONING	General Commercial District (Planned Development Designation)
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	General Commercial District
West:	Light Industrial District - General Commercial District (Planned Development Designation)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	4/11/2008
REVIEWED BY	Travis Tegethoff / Ted Johnson

RECOMMENDATION:

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

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1. Prior to Preliminary Plat approval by the Planning Commission, a master plan for the entire property shall be submitted for review and approval. In particular the master plan must identify efficient circulation of traffic, adequate access to adjoining properties, proper handling of storm water flows, and extension of public utilities;
2. Prior to Preliminary Plat approval by City Council, a revised plat document be submitted for review and approval demonstrating adequate access and water and sewer services to proposed Lot 1B;
3. Prior to Preliminary Plat approval by City Council, road construction plans for E. Mall Drive be submitted for review and approval showing a sidewalk along the north side of the street or a Variance to the Subdivision Regulations must be obtained;
4. Prior to Preliminary Plat approval by City Council, all redline comments shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
5. Prior to Preliminary Plat approval by City Council, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual be submitted for review and approval;
6. Prior to Preliminary Plat approval by the City Council, a cost estimate for the subdivision improvements shall be submitted for review and approval;
7. Upon submittal of a Final Plat application, surety shall be posted and subdivision inspection fees shall be paid as required; and,
8. 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 create five lots, leaving the remainder of the property as an unplatted balance. In addition, the applicant has submitted a Variance to the Subdivision Regulations (#08SV027).

The property is located west of Dakota Craft Drive and north of East Mall Drive and is currently void of structural development.

STAFF REVIEW:

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

Lift Station: The North Elk Vale Road Lift Station will serve the property. On August 6, 2007, the City Council approved Tax Increment District No. 65 which included the construction costs for the lift station.

Lot Configuration: Staff noted that proposed Lot 1B of Interstate 90 Heartland Business Park does not have adequate access or the ability to be served by water or sewer services. As such, staff recommends that prior to City Council approval of a Preliminary Plat application, a revised plat document be submitted for review and approval demonstrating adequate access and water and sewer services.

Redline Comments: Staff is recommending that prior to Preliminary Plat approval by City Council, all redline comments made on the construction plans must be addressed and resubmitted for review and approval. In addition, the red lined drawings must be returned to the Growth Management Department.

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E. Mall Drive: E. Mall Drive is located along the south lot line of the property and is classified as a principal arterial street requiring that it be located in a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface with no on-street parking, curb, gutter, sidewalk, street light conduit, water and sewer. The street is currently located in a 100 foot wide right-of-way and constructed with three 12 foot wide paved lanes, curb, gutter, sidewalk along the south side, street light conduit, water and sewer. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for E. Mall Drive be submitted for review and approval showing a sidewalk along the north side of the street or a Variance to the Subdivision Regulations must be obtained.

Dakota Craft Drive: Staff noted that Dakota Craft Drive is classified as a collector street on the Major Street Plan requiring that the street be located in a minimum 60 foot wide right-of-way with no on-street parking and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Dakota Craft Drive is located in a 60 foot wide right-of-way constructed with a 26 foot wide paved surface, curb, gutter, street light conduit, water and sewer and previous plans have been submitted showing the construction of a sidewalk along Dakota Craft Drive, which are required to be constructed through the building permit process.

Master Plan: On January 21, 1991, City Council adopted a resolution to establish a policy to request a proposed master plan for surrounding property prior to plat approval. A master plan for the entire property must be submitted for review and approval prior to Layout Plat approval by the Planning Commission. In particular the master plan must identify efficient circulation of traffic, adequate access to adjoining properties, proper handling of storm water flows, and extension of public utilities.

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

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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.