

STAFF REPORT
September 25, 2008

No. 08PL112 - Preliminary Plat

ITEM 41

GENERAL INFORMATION:

APPLICANT	Vern Osterloo for Rapid City Regional Hospital
AGENT	Renner & Associates
PROPERTY OWNER	Rapid City Regional Hospital
REQUEST	No. 08PL112 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Vacated Third Street Right-of-way, Tracts AR-1 thru AR-6, Tract B and Tract E of Regional Hospital Addition, and a part of the unplatted portion of the SE1/4 SW1/4 of Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tracts H and I of Regional Hospital Addition, located in the SW1/4, Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 46.902
LOCATION	Southeast of the intersection of Fifth Street and Fairmont Boulevard
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Office Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/25/2008
REVIEWED BY	Vicki L. Fisher / 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, the drainage report shall be stamped and signed by a Professional Engineer;
2. Prior to Preliminary Plat approval by the City Council, a grading permit and an Erosion

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- and Sediment Control Permit for the existing rubble and dirt pile located in the southwest corner of the property shall be submitted for review and approval. In addition, the applicant must submit plans showing the reclamation and vegetation of the site;
3. Prior to Preliminary Plat approval by the City Council, a revised Master Utility Plan clearly identifying private and public utilities, including water and sewer services, shall be submitted for review and approval. In addition, the plat document shall be revised to provide utility easements as needed;
 4. Prior to Preliminary Plat approval by the City Council, the applicant shall provide or demonstrate existence of back flow prevention at the looped connection of the private 8 inch water main extending into the property from City mains located in 5th Street and 3rd Street.
 5. Prior to Preliminary Plat approval by the City Council, construction plans showing sewer along 5th Street from Fairmont Boulevard to Lot 2 of Tract C, Regional Hospital Subdivision, shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
 6. Prior to Preliminary Plat approval by the City Council, construction plans showing sewer along Elk Street from 5th Street to the Tract F of the Regional Hospital Subdivision shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
 7. Prior to Preliminary Plat approval by the City Council, construction plans showing a sidewalk along both sides of 3rd Street shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
 8. Prior to Preliminary Plat approval by the City Council, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 9. Prior to submittal of a Final Plat application, the plat title shall be revised to include "vacated Third Street Right-of-way" and "Tracts AR-1 thru AR-6";
 10. 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;
 11. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,
 12. The approved Preliminary Plat for which no grading, construction or other improvements have been initiated within two years of the date of approval of the plat shall be deemed as expired. However, the owner or applicant of the plat may, prior to the termination of the two year period, request a one year extension subject to approval by the City Council.

GENERAL COMMENTS:

(Update, September 11, 2008. All revised and/or added text is shown in bold print.)
This item was continued at the August 21, 2008 Planning Commission meeting to allow the applicant to submit additional information. As of this writing, the required information has not been submitted for review and approval. Staff will notify the Planning Commission at the September 25, 2008 Planning Commission meeting if the stipulations of approval have been met.

The applicant has submitted a Preliminary Plat to replat six parcels into two lots leaving an unplatted non-transferable balance located west of 5th Street. In addition, the applicant has submitted a Variance to the Subdivision Regulations (File #08SV042) to waive the

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requirement to install sewer along a portion of Fifth Street and Elk Street and to install sidewalk along Third Street as they abut the property.

On July 7, 2008, the City Council approved a Layout Plat to replat the property into two lots as shown on this Preliminary Plat.

The property is located at the southeast corner of the intersection of Fairmont Boulevard and Fifth Street. The property is currently zoned General Commercial District with a Planned Commercial Development. The Rapid City Regional Hospital is located on proposed Tract H and the Rapid City Hospice Facility is located on proposed Tract I.

STAFF REVIEW:

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

Master Utility Plan: The applicant has submitted a site plan showing existing development on the property. However, it is unclear if the utilities shown are private or public services. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a detailed Master Utility Plan clearly identifying the private and public utilities, including water and sewer services, be submitted for review and approval. In addition, the plat document must be revised to provide utility easements as needed.

Public Works Staff have also noted that the applicant must provide or demonstrate existence of back flow prevention at the looped connection of the private 8 inch water main extending into the property from City mains located in 5th Street and 3rd Street. Staff is recommending that prior to Preliminary Plat approval by the City Council, the information be submitted for review and approval as noted.

Stormwater Management Plan: An unsightly large dirt and rubble pile exists in the southwest corner of the property raising concerns with air quality and erosion control. To date, a grading permit has been obtained for the work. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a grading permit and an Erosion and Sediment Control Permit for the existing rubble and dirt pile be submitted for review and approval. In addition, the applicant must submit plans showing the reclamation and vegetation of the site.

Drainage Plan: A drainage report has been submitted, reviewed and approved for the site. However, the report has not been stamped and signed by a Professional Engineer as required. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the drainage report be stamped and signed by a Professional Engineer.

Fifth Street: Fifth Street is located along the west lot line of the property and is classified as a principal arterial street on the City's Major Street Plan requiring that it be located within 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, Fifth Street is located within a 100 foot wide right-of-way and constructed with five 12 foot wide paved lanes, curb, gutter, sidewalk, street light conduit and water. In addition, sewer has been constructed along Fifth Street with the exception of approximately 1,000 feet from Fairmont Boulevard south to Lot 2 of Tract C, Regional Hospital Subdivision. Due to the grades along

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this section of the street and the existing sanitary sewer layout within this area, an additional sewer main along this section of Fifth Street is not needed.

Staff is recommending that upon submittal of a Preliminary Plat application, construction plans showing sewer constructed along Fifth Street from Fairmont Boulevard to Lot 2 of Tract C, Regional Hospital Subdivision, be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Third Street: Third Street is located along the east lot line of the property and is classified as a commercial street requiring that it be located within 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, Third Street is located within a 60 foot wide right-of-way and constructed with a 26 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Staff is recommending that upon submittal of a Preliminary Plat application, construction plans showing a sidewalk along both sides of 3rd Street be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Elk Street: Elk Street is located along the south lot line of the property and is classified as a commercial street requiring that it be located within 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, Elk Street is located within a 66 foot wide right-of-way and constructed with a 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit and water. In addition, sewer has been constructed along Elm Street with the exception of approximately 600 feet from Fifth Street east to Tract F of the Regional Hospital Subdivision. As such, staff is recommending that upon submittal of a Preliminary Plat application, construction plans showing sewer along Elk Street from Fifth Street to Tract F of the Regional Hospital Subdivision be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

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 particular, 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 any public improvements, a Warranty Surety be submitted for review and approval if subdivision improvements are required.

The proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.