

STAFF REPORT
October 9, 2008

No. 08PL131 - Preliminary Plat

ITEM 23

GENERAL INFORMATION:

APPLICANT Rapid City Economic Development Foundation

AGENT FourFront Design, Inc.

PROPERTY OWNER Rapid City Economic Development Foundation

REQUEST **No. 08PL131 - Preliminary Plat**

EXISTING
LEGAL DESCRIPTION Lot 1 of Block 3 and a portion of Government Lot 2, located in the NE1/4, Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more particularly described as follows: Commencing at the N¼ Corner of Section 4, Township 1 North, Range 8 East of the Black Hills Meridian, Pennington County, South Dakota; Thence S00°06'56"W along the Center 1/4 line of said Section 4 a distance of 124.10 feet to a point on the South Right-of-Way of East Anamosa Street, Thence N89°56'23"E along said South Right-of-Way of East Anamosa Street a distance of 142.23 feet to a point along said Right-of-Way to the point of beginning; Thence N89°57'20"E along said South Right-of-Way of East Anamosa Street a distance of 285.56 feet to the intersection of the South Right-of-Way of East Anamosa Street and the West Right-of-Way of Concourse Drive; thence S00°11'20"W along the West Right-of-Way of Concourse Drive a distance of 129.00 feet; thence continuing along the West Right-of-Way of Concourse Drive along a curve to the LEFT, having a radius of 562.00 feet, a delta angle of 13°19'37" and whose long chord bears S06°43'28"E a distance of 135.30 feet; thence continuing along the West Right-of-Way of Concourse Drive S13°38'17"E a distance of 668.79 feet; thence S76°22'04"W a distance of 265.23 feet; thence N13°37'01"W a distance of 439.18 feet; thence S76°22'37"W a distance of 60.35 feet; thence N13°37'23"W a distance 302.02 feet; thence N77°53'25"E a distance of 57.99 feet; thence N05°25'18"W a distance of 258.44 feet to the point of beginning

PROPOSED
LEGAL DESCRIPTION Lot 1R and Lot2 of Block 3 of Rushmore Business Park, located in the NE1/4, Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

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PARCEL ACREAGE	Approximately 6.3 acres
LOCATION	333 Concourse Drive
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Light Industrial District
East:	General Commercial District
West:	Medium Density Residential District (Planned Development Designation) - Low Density Residential District (Planned Development Designation)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/12/2008
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the October 23, 2008 Planning Commission meeting.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to revise an existing lot, create one additional lot and leaving the remaining portion of the property as an unplatted balance. In addition, the applicant has submitted a Variance to the Subdivision Regulations(#08SV047) to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer along East Anamosa Street and to waive the requirement to install sidewalk on Concourse Drive as per Chapter 16.16 of the Rapid City Municipal Code. The property is located at the southwest of the intersection of East Anamosa Street and Concourse Drive. The property is currently zoned Light Industrial District and a manufacturing facility is currently located on a portion of the property.

STAFF REVIEW:

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

East Anamosa Street: East Anamosa Street is located along the north 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 undeveloped and located in a minimum 100 foot wide right-of-way. Staff is recommending that prior to City Council approval of the Preliminary Plat application, road construction plans for East Anamosa Street shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained.

Concourse Drive: Concourse Drive is located along the east lot line of the property and is

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classified as a minor 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. Concourse Drive is currently constructed with 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, street light conduit, water and sewer. However, there is currently no sidewalk constructed along Concourse Drive. On August 4, 2008 City Council approved Ordinance Amendment No. 5410 requiring Section 16.60.080 of the Rapid City Municipal Code requiring sidewalks to be constructed in areas zoned Light Industrial District. The Ordinance Amendment became effective August 29, 2008. Staff is recommending that prior to City Council approval of the Preliminary Plat application, road construction plans showing the construction of sidewalks along Concourse Drive be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Drainage: As part of the Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. In addition, a drainage plan must be submitted for review and approval. The drainage plan must demonstrate that the design flows do not exceed pre-developed flows or on-site detention must be provided. Staff also noted that the location of water flow throughout the subdivision and the location and size of all culverts and pipes should be shown on the drainage plan. Staff is recommending that prior to City Council approval of the Preliminary Plat application, a drainage and grading plan, as well as an erosion and sediment control plan must be submitted for review and approval.

Water: Staff noted that no information on the water system was submitted with the Preliminary Plat. As such, staff is recommending that prior to Planning Commission approval of the Preliminary Plat application, water system plans prepared by a Registered Professional engineer verifying the source and demonstrating that sufficient quantities for domestic and fire flows must be submitted for review and approval.

Sanitary Sewer: Staff noted that no information on the sanitary sewer information was submitted with the Layout Plat. As such, staff is recommending that prior to Planning Commission approval of the Preliminary Plat application, a sewer plan prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains, manholes and service lines must be submitted for review and approval.

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 Planning Commission, an Erosion and Sediment Control Plan 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

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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.

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. To date, a master plan for the entire property has not been submitted identifying efficient circulation of traffic, adequate access to adjoining properties, and extension of public utilities. As such, staff is recommending that prior to Planning Commission approval of the Preliminary Plat application, a master plan must be submitted for review and approval as identified.

Staff recommends that the Preliminary Plat be continued to the October 23, 2008 Planning Commission meeting to allow the applicant to submit the required information.