

STAFF REPORT
January 22, 2009

No. 08PL176 - Preliminary Plat

ITEM 24

GENERAL INFORMATION:

APPLICANT	Pete Lien and Sons
AGENT	Renner & Associates
PROPERTY OWNER	Pete Lien & Sons
REQUEST	No. 08PL176 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lots A and B of Keller Subdivision, located in the S1/2 of the SE1/4 and the SE1/4 of the SW1/4, Section 17, T2N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2 of Keller Subdivision, located in the S1/2 of the SE1/4 and the SE1/4 of the SW1/4, Section 17, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 29.18 acres
LOCATION	Black Hills Dog Track adjacent to the west side of Sturgis Road and south of the intersection of Universal Drive and Sturgis Road
EXISTING ZONING	Heavy Industrial District (Pennington County)
SURROUNDING ZONING	
North:	General Commercial District (Pennington County) - General Agriculture District (Pennington County)
South:	General Agriculture District (Pennington County) - Heavy Industrial District
East:	Suburban Residential District (Pennington County) - General Commercial District (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	Private water and sewer
DATE OF APPLICATION	11/25/2008
REVIEWED BY	Travis Tegethoff / Ted Johnson

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the February 5, 2009 Planning Commission meeting.

GENERAL COMMENTS: The applicant has submitted a Preliminary Plat application to

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reconfigure two existing lots as Lot 1 and Lot 2 of Keller Subdivision. The property is located west of Sturgis Road. Currently the property is being used for surface mining operations. Two accessory buildings associated with the mining operations, a conveyor belt system, and a portion of a former dog racing track are located on the property. The property is not located within the municipal limits of the City of Rapid City; however, the property is located within the City of Rapid City's Three Mile Platting Jurisdiction. A Preliminary Plat application (#05PL072) to subdivide the northern portion of the property into three lots was denied without prejudice on November 21, 2005. A Preliminary Plat application (#07PL165) to subdivide the northern portion of the property into two lots was denied without prejudice on January 22, 2008. A Preliminary Plat application (#08PL016) to subdivide the property into three lots was denied without prejudice at the applicant's request on October 20, 2008. A Vacation of Right of Way request (#06VR011) to vacate Feist Road was approved by the City Council on February 5, 2007. A Variance to the Subdivision Regulations (#08SV057) to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water, and sewer along Sturgis Road has been submitted in conjunction with this request.

The property is currently zoned Heavy Industrial District by Pennington County.

Staff Review: Staff has reviewed the applicant's Preliminary Plat application and noted the following considerations:

Site Plan: A site plan has not been provided. Staff recommends that prior to approval by City Council the applicant submit for review and approval a site plan demonstrating the existing structures on the property to verify that the existing structures meet the minimum requirements of the Zoning Ordinance.

Sturgis Road: The property abuts Sturgis Road on the eastern boundary. Sturgis Road is classified by the Major Street Plan as a principal arterial street requiring a minimum 100 feet of right-of-way and a minimum 12 feet per lane of pavement width. Sturgis Road where it abuts the property currently has a right-of-way width of 130 feet, and a pavement width of 38 feet for three lanes. Currently Sturgis road meets the right-of-way width and pavement requirements for an arterial street.

Curb, gutter, sidewalk, street light conduit, water and the sewer are not currently constructed along Sturgis Road where it abuts the property. Prior to approval by City Council, the applicant is required to submit construction plans designed and stamped by a Registered Professional Engineer identifying curb, gutter, sidewalk, street light conduit, water and sewer along Sturgis Road, or obtain a Variance to the Subdivision Regulations.

The applicant's plat document identifies two approach locations along Sturgis Road. However, the South Dakota Department of Transportation has noted that south approach shall be vacated when mining activities on the property cease. This will result in a platted lot with no legal access in the future. As such, staff recommends that this item be continued to the February 5, 2009 Planning Commission meeting to allow the applicant to address access issues to the proposed lot.

Drainage and Grading: A grading plan has not been provided. In addition, an updated drainage plan has not been submitted. Staff recommends that prior to approval by City Council the

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applicant submit for review and approval a grading plan and drainage plan, if the construction of the improvements is required.

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.

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.

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 recommends that the Preliminary Plat be continued to the February 5, 2009 Planning Commission meeting to allow the applicant to submit the required information.