

STAFF REPORT
April 9, 2009

No. 09PL014 - Preliminary Plat

ITEM 11

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	City of Rapid City
REQUEST	No. 09PL014 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Tract 3 of Discovery Subdivision located in the NE1/4 of the SE1/4 and in the SE1/4 of the NE1/4 of Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1, 2 and 3 of Tract 3 of Discovery Subdivision of Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 32.46 acres
LOCATION	1851 Discovery Circle
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District (Planned Commercial Development)
East:	Box Elder
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/13/2009
REVIEWED BY	Vicki L. Fisher / Karley Halsted

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the April 23, 2009 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide the property into three lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations (File #09SV009) to waive the requirement to install sewer and water along Interstate 90 and Elk Vale Road as they abut the property.

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The property is located southwest of the intersection of E. Mall Drive and Elk Vale Road. Currently, the Rapid City Visitor Information Center is located on the property.

STAFF REVIEW:

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

Traffic Impact Study/Master Plan: To date, a Master Plan has not been submitted for review and approval identifying the proposed future development of the site. In addition, a Traffic Impact Study must be submitted for review and approval to address site development, access locations and additional turning lanes as needed. Staff recommends that the Preliminary Plat be continued to allow the applicant to submit a Master Plan and a Traffic Impact Study as identified.

Circular Driveway: As noted above, the Rapid City Visitor's Center is located on the property. The applicant has submitted a topographic map identifying the Visitor's Center building, parking and circulation currently existing on the property. The Preliminary Plat identifies the extension of Taggart Road south from E. Mall Drive to serve as access to the Visitor's Center building. The Preliminary Plat does not show the existing circular driveway located within a minimum 59 foot wide easement and/or right-of-way. In addition, construction plans must be submitted for review and approval showing the access easement constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained or the applicant must demonstrate that the driveway will be redesigned to preclude access to the Visitor's Center building from the existing driveway. Since the lot configurations(s) could significantly be altered as a result of addressing this issue, staff recommends that the Preliminary Plat be continued to allow the applicant to address the issue as identified.

Parking Plan: As noted above, the applicant has submitted a site plan showing the existing parking currently located on the property. The Preliminary Plat identifies a portion of the parking located on proposed Lot 2 with the majority of the parking located on proposed Lot 3. Several of the parking spaces are bisected by the common lot line located between Lot 2 and Lot 3. In addition, several parking spaces are shown adjacent to Taggart Road which will require backing into the right-of-way.

To date, the applicant has not submitted a parking plan for the Visitor's Center identifying the required number of parking spaces that must be provided for the existing use(s) within the building. As such, staff recommends that the Preliminary Plat be continued to allow the applicant to submit a parking plan as identified. In addition, the Preliminary Plat must be revised as needed to insure that sufficient parking is provided on the Visitor's Center lot. The plat document must also be revised to show the parking spaces located on one lot in lieu of extending across lot lines as currently proposed. In addition, the plat document must be revised to preclude the parking spaces adjacent to Taggart Road from backing into the right-of-way or a Variance from the Zoning Board of Adjustment must be obtained.

Landscaping Plan: To date, the applicant has not submitted a landscaping plan to insure that the required landscaping points are being provided on proposed Lot 2 for the existing Visitor's Center. As such, staff recommends that the Preliminary Plat be continued to allow the applicant to submit a landscaping plan for review and approval. In addition, the plat

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document must be revised as needed to insure that sufficient landscape points exit on the proposed lot.

Sign Information: To date, information has not been submitted for review and approval showing the location of the signage currently located on the property. However, a site inspection confirmed that a ground sign for the Visitor's Center building is currently located on Lot 3 adjacent to E. Mall Drive. On December 3, 2007, the City Council approved Ordinance No. 5348 to allow for the conversion of an on-premise sign to an off-premise sign as the result of the subdivision of an existing platted parcel of land, contingent upon the City Council granting an Exception for the sign.

Staff recommends that the Preliminary Plat be continued to allow the applicant to submit the sign information. In addition, staff recommends that prior to City Council approval of the Preliminary Plat, an Exception be obtained to allow the ground sign for the Visitor's Center to be located on an adjacent lot or the plat document must be revised to show the sign on the same lot as the use or the sign must be removed.

Interstate 90: Interstate 90 is located along the south 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 in a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, street light conduit, water and sewer. To date, curb, gutter, street light conduit, sewer and water have not been constructed along the street. As such, staff recommends that prior to Preliminary Plat approval by the City Council, construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained to waive the requirement to install sewer and water. In addition, an Exception must be obtained to waive the requirement to install curb, gutter and street light conduit along Interstate 90.

E. Mall Drive: E. Mall Drive 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 it be located in a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, sidewalk, street light conduit, curb, gutter, 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 of the street, street light conduit, water and sewer. Currently sidewalk does not exist along the north side of the street. As such, prior to Preliminary Plat approval by the City Council, construction plans showing a sidewalk along the north side of the street must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

North Elk Vale Road: North Elk Vale Road is located along the east 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 in a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, sidewalk, street light conduit, curb, gutter, water and sewer. The street is currently located in a 200 foot wide right-of-way and constructed with a varying pavement width of approximately 70 feet. In addition, a sidewalk has been constructed along the west side of the street and a portion of the east side of the street. Staff recommends that prior to Preliminary Plat approval by the City Council construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained to

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waive water and sewer along the street. In addition, an Exception must be obtained to waive the requirement to install curb, gutter, street light conduit and a sidewalk along the east side of the street.

Taggert Road: Taggert Road is classified as a commercial street requiring that it be located in 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. To date, the applicant has not submitted construction plans for Taggert Road as required. In addition, the Preliminary Plat document does not include a turnaround at the end of Taggert Road as required. As such, staff recommends that the Preliminary Plat be continued to allow the applicant to submit construction plans for Taggert Road as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to provide the right-of-way for the turnaround as identified or a Variance to the Subdivision Regulations must be obtained.

Sewer: As a result of platting the property, the existing sewer service line to the Visitor's Center will cross another lot. As such, staff recommends that prior to Preliminary Plat approval by the City Council, an Exception be obtained to allow a service line to cross another lot or the plat document must be revised as needed.

Drainage: It appears that drainage from Lots 1 and 2 will drain across Lot 3 in order to discharge to the existing detention facility located in the northeast corner of proposed Lot 3. A grading and drainage plan must be submitted for review and approval addressing the drainage as identified. In addition, the plat document must be revised to provide drainage easements as needed.

Stormwater Management Plan: The City Council recently adopted a Stormwater Quality Manual that 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 recommends that upon submittal of a Preliminary Plat application, 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 Ordinance. In addition, surety for any required subdivision improvements that have not been completed must be posted. As such, staff recommends 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 recommends that prior to the City's acceptance of the public improvements, a warranty surety be submitted for review and approval as required.

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Staff recommends that the Preliminary Plat be continued to the April 23, 2009 Planning Commission meeting to allow the applicant to submit the additional information as identified above.