

STAFF REPORT
September 24, 2009

No. 09PL050 - Preliminary Plat

ITEM 22

GENERAL INFORMATION:

APPLICANT	Stan Blum
AGENT	D.C. Scott Co. Land Surveyors
PROPERTY OWNER	Rommismo Family Limited Partnership c/o Dan Kadrmass
REQUEST	No. 09PL050 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The SW1/4 SW1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 of Rommesmo Subdivision, located in the SW1/4 SW1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.43 acres
LOCATION	Northwest of the intersection of Lien Street and Deadwood Avenue
EXISTING ZONING	Heavy Industrial District
SURROUNDING ZONING	
North:	General Commercial District
South:	Light Industrial District
East:	Light Industrial District
West:	Heavy Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/31/2009
REVIEWED BY	Vicki L. Fisher / Karley Halsted

RECOMMENDATION:

Staff recommends that the **Planning Commission acknowledge the applicant's withdrawal of the Preliminary Plat.**

GENERAL COMMENTS:

(Update, September 12, 2009. All revised and/or added text is shown in bold print.) This item was continued at the September 10, 2009 Planning Commission meeting to allow the applicant to submit additional information. On September 11, 2009, the applicant withdrew the Preliminary Plat application. As such, staff recommends that

STAFF REPORT
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ITEM 22

the Planning Commission acknowledge the applicant's withdrawal of the Preliminary Plat.

The applicant has submitted a Preliminary Plat to create a 2.43 acre lot leaving an unplatted non-transferable balance. In addition, the applicant has submitted a Variance to the Subdivision Regulations (File #09SV019) to reduce the pavement width from 40 feet to 28 and 32 feet, respectively, and to waive the requirement to install curb, gutter, sidewalk and sewer along Lien Street as it abuts the property.

The property is located approximately 800 feet west of the intersection of Deadwood Avenue and Lien Street on the north side of Lien Street. Currently, Dakota Steel, an industrial steel production business, is located west of the proposed lot on the unplatted balance.

STAFF REVIEW:

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

Master Plan: On January 21, 1991, the City Council adopted a resolution establishing a policy that a Master Plan for the surrounding properties be submitted prior to Layout Plat approval. To date, a Master Plan has not been submitted for review and approval. Without a Master Plan it is unclear whether access and/or utility corridors must be secured through the proposed lot as a part of this plat. As such, staff recommends that the Preliminary Plat be continued to allow the applicant to submit a Master Plan as per the City's adopted resolution.

Lien Street: Lien Street is located along the south lot line of the subject property and is classified as a minor arterial street on the City's Major Street Plan requiring that the street be located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Lien Street is located in an H Lot and an adjoining section line highway and constructed with an approximate 28 foot to 32 foot wide paved surface, water and street light conduit. Curb and gutter have been constructed along the eastern 150 feet of Lien Street as it abuts the property.

Prior to Preliminary Plat approval by the City Council, the applicant must demonstrate that the section line highway(s) have been previously dedicated as right-of-way or the plat document must be revised to show the dedication of right-of-way or a Variance to the Subdivision Regulations must be obtained. In addition, construction plans must be submitted for review and approval showing additional pavement, curb, gutter and sewer along Lien Street as it abuts the property or a Variance to the Subdivision Regulations must be obtained.

Sewer: The applicant is proposing to extend a sewer service line from Deadwood Avenue west across an adjacent property to serve the proposed lot. However, a sewer service line is not allowed to cross another lot as per the City's adopted Standard Specifications for Public Works Construction Manual unless an Exception to the Design Standard is obtained. If the sewer line is constructed as a main in lieu of a service line, the Exception would not be needed.

STAFF REPORT
September 24, 2009

No. 09PL050 - Preliminary Plat

ITEM 22

Staff recommends that prior to Preliminary Plat approval by the Planning Commission, the applicant must submit construction plans showing a sewer main extending from Deadwood Avenue as identified or an Exception must be obtained to allow a sewer service line to cross another lot. In addition, the sewer line must be located within a minimum 20 foot wide sanitary sewer easement. Prior to submittal of a Final Plat application, a copy of the recorded sanitary sewer easement must be submitted to the Growth Management staff.

The City's adopted design standards also require that a sewer main be installed along Lien Street. As such, staff recommends that prior to Preliminary Plat approval by the City Council, construction plans be submitted for review and approval showing a sanitary sewer main along Lien Street in compliance with the adopted City standards or a Variance to the Subdivision Regulations must be obtained.

Water: A 10 inch water main is currently located in Lien Street right-of-way. Prior to Preliminary Plat approval by the City Council, a water system analysis verifying that the existing water source can provide adequate domestic and fire flows must be submitted for review and approval or water construction plans must be submitted as needed to provide adequate flows.

Stormwater Management Plan: The City Council 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 recommends that prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual be submitted for review and approval if any subdivision improvements are required.

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.

Staff recommends that the Planning Commission acknowledge the applicant's withdrawal of the Preliminary Plat.