

STAFF REPORT
December 10, 2009

No. 09PL072 - Preliminary Plat

ITEM 20

GENERAL INFORMATION:

APPLICANT	Royal Nielsen
AGENT	Renner & Associates
PROPERTY OWNER	Royal Nielsen
REQUEST	No. 09PL072 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 15 revised of Hillsvie Subdivision and the south 293 feet of Lot 6 of Marshall Subdivision, located in the NE1/4 of the SE1/4 and in the SE1/4 of the NE1/4, Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A and B of Lot 15 Revised of Hillsvie Subdivision, Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 8.737 acres
LOCATION	Adjacent to the north side of East S.D. Highway 44 between Rockhill Road and Hillside Drive
EXISTING ZONING	No Use District - Light Industrial District (Planned Development Designation) - Low Density Residential District - General Commercial District (Planned Development Designation)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Heavy Industrial District
East:	Low Density Residential District (Planned Development Designation)
West:	General Commercial District - Low Density Residential District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	11/12/2009
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the January 7, 2010 Planning

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Commission meeting.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to replat two properties into two lots to be known as Lots A and B of Lot 15 Revised of Hills View Subdivision.

The property was annexed into the City limits of Rapid City on July 29, 2008. The property has subsequently been Rezoned from No Use District to General Commercial District, Light Industrial District with a Planned Development Designation, Heavy Industrial District with a Planned Development Designation and Low Density Residential District. Currently, a double wide manufactured home, a shop and three storage buildings are located on proposed Lot A of Lot 15 Revised. In addition, a stick built home, a double wide manufactured home, three storage buildings and two chicken coops are located on proposed Lot B of Lot 15 Revised. Piles of scrap material are also located on both lots. The Pennington County Planning Department has submitted a letter indicating that all of the existing structures and uses were legal non-conforming at the time of annexation. The applicant should be aware that any future use of the property or any expansion of the existing uses on the property must comply with the City's Zoning Ordinance.

The property is located between Rockhill Road and Hillside Drive on the north side of East S.D. Highway 44. The applicant has indicated that he is proposing to sell Lot B of Lot 15 Revised to the property owner located directly east of the lot since a portion of the adjacent property owner's industrial business is currently located on the proposed lot.

STAFF REVIEW:

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

Zoning: As previously indicated the property is currently zoned General Commercial District, Light Industrial District with a Planned Development Designation, Heavy Industrial District with a Planned Development Designation and Low Density Residential District. Any future use of the property or any expansion of the existing uses on the property must comply with the City's Zoning Ordinance. In particular, a Building Permit must be obtained prior to the start of construction. In addition, an Initial and Final Planned Industrial Development must be submitted for review and approval prior to issuance of a building permit within the areas of the property currently zoned Light Industrial District with a Planned Development Designation and Heavy Industrial District with a Planned Development Designation.

Setbacks: The applicant's site plan identifies a storage building and a stick built residence located within the minimum 25 foot rear yard setback on Lot B of Lot 15 Revised. In addition, a storage building is located in the minimum 25 foot side yard setback on Lot A of Lot 15 Revised. This area of Lot A of Lot 15 Revised is currently zoned Light Industrial with a Planned Development Designation. In addition, Lot B of Lot 15 Revised is zoned Heavy Industrial with a Planned Development Designation. As such, the applicant must submit an Initial and Final Planned Industrial Development application to reduce the rear yard setback and the side yard setback, respectively, or the structure(s) must be moved or removed in whole or part to provide the minimum setback(s) or the lot line must be reconfigured to provide the minimum setback(s).

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Staff recommends that the Preliminary Plat be continued to allow the applicant to address the setback issue as identified.

Easements: Title 16.12.200 of the Rapid City Municipal Code states that “Easements across lots or centered on rear or side lot lines shall be provided for utilities and drainage where necessary and shall not be less than 20 feet wide total unless otherwise approved by the City Engineer”. Generally, the City Engineer has supported an 8 foot wide minor drainage and utility easement being secured along all interior lot lines. Subsequently, a note on this Preliminary Plat identifies a “Utility and Minor Drainage Easement 8 feet on the interior sides of all lot lines”. However, the existing storage building located on proposed Lot B of Lot 15 Revised is currently located approximately 3 feet from the proposed lot line between the two lots, within the proposed easement. As such, the applicant must submit a request to the City Engineer to allow an alternate easement designation which allows the storage building to remain or the storage unit must be removed in whole or in part to allow the minimum 8 foot wide minor drainage and utility easement along the adjacent lot line or the revise the lot line.

Staff recommends that the Preliminary Plat be continued to allow the applicant to address the minor drainage and utility easement issue as identified.

Drainage: The property is located within the Perrine Drainage Basin Plan Area. The Perrine Drainage Basin Plan identifies the construction of a detention pond element on the property. To date, a drainage plan has not been submitted for review and approval. As such, staff recommends that the Preliminary Plat be continued to allow the applicant to submit a drainage plan in compliance with the Perrine Drainage Basin Plan Area. In addition, the plat document must be revised to provide drainage easements as needed.

East S.D. Highway 44: East S.D. Highway 44 is located adjacent to 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 within a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface. Currently, the street is located within a 150 foot wide right-of-way and constructed with an approximately 70 foot wide paved surface. In addition, a City water main is located within the right-of-way as well as Rapid Valley Sanitary District water and sewer mains, which currently serves the property since it is located within the Rapid Valley Sanitary District service boundary. To date, curb, gutter, sidewalk and street light conduit have not been constructed along East S. D. Highway 44.

Staff recommends that prior to Planning Commission approval of the Preliminary Plat, construction plans be submitted for review and approval showing the installation of curb, gutter, sidewalk, and street light conduit along East S.D. Highway 44 or an Exception must be obtained.

Approach: The Preliminary Plat identifies a 40 foot by 40 foot shared approach along the common lot line of Lot A of Lot 15 Revised and Lot B of Lot 15 Revised as they abut East S.D. Highway 44 to serve as access to both lots. However, the approach does not align with the approach across the street nor does it provide the minimum required separation between approach locations as per the Street Design Criteria Manual. As such, staff recommends that prior to Planning Commission approval of the Preliminary Plat, an

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Exception be obtained to allow the proposed approach or the plat document must be revised relocating the shared approach to comply with the Street Design Criteria Manual.

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. As such, staff recommends 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 if subdivision improvements are required. In addition, an Erosion and Sediment Control Permit must be obtained prior to any construction.

Cost Estimate: Prior to Preliminary Plat approval by the City Council, a cost estimate must 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 must 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.

Register of Deed's Office: The Register of Deed's Office has suggested that the plat title be revised to read "Lots 15RA and 15RB" in lieu of "Lot A and Lot B of Lot 15 Revised". Since this is a suggestion and not a recommendation, it is at the applicant's discretion to change the plat title as suggested.

Staff recommends that the Preliminary Plat be continued to the January 7, 2010 Planning Commission meeting to allow the applicant to address the issues as identified above.