

STAFF REPORT
December 10, 2009

No. 09PL076 - Preliminary Plat

ITEM 25

GENERAL INFORMATION:

APPLICANT	Vantage Properties, LLC
AGENT	Britton Engineering & Land Surveying, Inc.
PROPERTY OWNER	Vantage Properties, LLC
REQUEST	No. 09PL076 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 4 and a portion of Lot 3 and a portion of the NW1/4 SW1/4 of Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 of Vista Ridge Subdivision, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.687 acres
LOCATION	South of East North Street between Cambell Street and Anamosa Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/13/2009
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create a 1.687 acre commercial lot, leaving two non-transferable balances. The lot is to be known as Lot 1 of Vista Ridge Subdivision.

The property is located southeast of the intersection of Century Road and E. North Street.

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Currently, the proposed lot is void of any structural development. The Horseshoe Bar and a sign are located on the non-transferable balance.

STAFF REVIEW:

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

Sewer: The construction plans show a sewer main along the service road. However, a profile for the design of the sewer line has not been submitted for review and approval. As such, staff recommends that the Preliminary Plat be continued to allow the applicant to submit sewer plans as required. In addition, the plat document must be revised to show utility easements as needed.

Access: The Preliminary Plat identifies access to the proposed lot from a service road located within the East North Street right-of-way and from a second approach located along Century Road. However, the City does not support a service road within the East North Street right-of-way as inadequate separation distance is provided resulting in a potential traffic safety hazard. As such, staff recommends that the Preliminary Plat be continued to allow the applicant to revise the Preliminary Plat to eliminate the service road and to show a non-access easement along Century Road except for the approved approach location and along all of East North Street as it abuts the property.

Master Plan: The applicant has submitted a Master Plan proposing to subdivide this property as well as two additional adjacent properties into 19 lots with a dedicated stormwater management area and with the extension of several streets. Staff has reviewed the Master Plan and noted that it must be revised as follows:

- Show the extension of Philadelphia Street, a collector street as per the City's Major Street Plan, along the southern portion of the property;
- Remove the service road from the East North Street right-of-way;
- Show the 50 foot wide access and utility easement extending south from East Anamosa Street between Lot 3 and Lot 5 with a minimum 59 foot width since it is classified as a commercial street; and,
- Remove the proposed apartment development from the southwest corner of the property since it is currently zoned Light Industrial District which does not allow the proposed use. In addition, the Master Plan must be revised to show a use on the property that complies with the zoning and the Future Land Use Plan designation of Light Industrial.

Upon platting of these future phases of the development, construction plans prepared by a Professional Engineer must be submitted for review and approval in compliance with Title 16 of the Rapid City Municipal Code and with the Street Design Criteria Manual. A complete drainage plan must also be submitted for review and approval. In addition, maintenance and ownership of the proposed storm water management area must be identified.

Staff recommends that the Preliminary Plat be continued to allow the applicant to revise the Master Plan as identified above.

Alley: Currently, a 15 foot wide alley of record extends through the proposed lot. The Street Design Criteria Manual states that an alley must be located within a minimum 20 foot wide

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right-of-way and constructed with a minimum 16 foot wide paved surface. As such, the applicant must submit construction plans for the alley as identified or a Variance to the Subdivision Regulations to waive the requirement to dedicate the additional right-of-way and to improve the alley must be obtained or the alley must be vacated.

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

East North Street: East North Street 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 within a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. East North Street is located within a 260 foot wide right-of-way and is currently constructed to City Street Design standards with the exception of a sidewalk along both sides of the street and sewer. As such, staff recommends that prior to Preliminary Plat approval by the City Council, construction plans for East North Street be submitted for review and approval showing a sidewalk along both sides of the street and sewer or a Variance to the Subdivision Regulations must be obtained.

Century Road: Century Road is located along the south lot line of the property and 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. The construction plans show the street being constructed in compliance with City Design Standards with the exception of a sidewalk along both sides of the street and sewer. As such, staff recommends that prior to Preliminary Plat approval by the City Council, construction plans for Century Road be submitted for review and approval showing a sidewalk along both sides of the street and sewer or a Variance to the Subdivision Regulations must be obtained.

Plat Label: The proposed plat identifies the dedication of a 60 foot wide right-of-way for Century Road as it abuts the property. However, the southern half of the first 170 feet of Century Road as it extends east from East North Street is located within an existing 30 foot wide access easement and is a part of the adjacent property. The Preliminary Plat does not show the existing access easement or that a portion of the adjacent lot is located within the proposed dedicated right-of-way. As such, staff recommends that prior to Preliminary Plat approval by the Planning Commission, the plat document be revised to show that a portion of the adjacent lot is located within the right-of-way and to show the existing access easement. In addition, the Preliminary Plat application and the plat title must be revised to include the adjacent lot.

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.

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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.

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