

STAFF REPORT  
January 7, 2010

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**No. 09PL087 - Layout Plat**

**ITEM 26**

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GENERAL INFORMATION:

APPLICANT	Jim Mirehouse
AGENT	Jenifer Sorensen for FourFront Design, Inc.
PROPERTY OWNER	Rapid City Economic Development Foundation
REQUEST	<b>No. 09PL087 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Block 1 less Lots 1 thru 8 of South Creek Industrial Park, Section 8, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot D of Block 1 of South Creek Industrial Park, located in the SW1/4 of the NW1/4 and the NW1/4 of the SW1/4, Section 8, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 31.68 acres
LOCATION	2230 Cambell Street
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Commercial District
East:	Medium Density Residential District
West:	Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/11/2009
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

Staff recommends that the Layout Plat be approved with the following stipulations:

1. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show the existing road extending south along the west lot line of the property within a minimum 59 foot wide access easement or the road shall be relocated to the existing 30 foot wide access and utility easement located on the adjacent property. In addition, construction plans shall show the street located within a minimum 59 foot wide access easement and constructed with a minimum 26 foot wide paved surface, curb, gutter,

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- sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
2. Upon submittal of a Preliminary Plat application, construction plans for Cambell Street shall be submitted for review and approval. In particular, the construction plans shall show a sidewalk along both sides of the street or a Variance to the Subdivision Regulations shall be obtained;
3. Upon submittal of a Preliminary Plat application, a Master Utility Plan showing existing and proposed private and public utilities shall be submitted for review and approval. In addition, the plat document shall be revised to show utility easements as needed;
4. Upon submittal of a Preliminary Plat application, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval if subdivision improvements are required. In addition, an Erosion and Sediment Control Permit shall be obtained prior to any construction;
5. Upon submittal of a Preliminary Plat application, a grading plan and a drainage plan in compliance with the Drainage Criteria Manual shall be submitted for review and approval. In addition, the drainage plan shall demonstrate that the design flows do not exceed pre-developed flows or on-site detention shall be provided. The plat document shall also be revised to provide drainage easements as necessary;
6. Upon submittal of a Preliminary Plat application, a water analysis prepared by a Registered Professional Engineer for the existing water main extending into the property shall be submitted for review and approval demonstrating that adequate fire and industrial flows are being provided. In addition, the plat document shall be revised to show the existing water main located within a minimum 20 foot wide public utility easement centered on the water main;
7. Upon submittal of a Preliminary Plat application, the applicant shall verify that the 75 foot wide access and utility easement as shown on the construction plans for the existing sewer main has been recorded. In addition, the plat document shall be revised to show the recorded easement, including book and page. Construction plans shall also be submitted for review and approval showing the access and utility 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 shall be obtained. If the easement has not been recorded then the plat document shall be revised to show the existing sewer main extending south along the western portion of the property within a minimum 25 foot wide public utility easement centered on the sewer main;
8. Upon submittal of a Preliminary Plat application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
9. Prior to submittal of a Preliminary Plat application, an Exception shall be obtained to allow an access easement to serve as access to six lots in lieu of a maximum of four lots as per the Street Design Criteria Manual or the plat document shall be revised to comply with the requirement.
10. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid;
11. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,
12. The approved Layout Plat for which no grading, construction or other improvements have been initiated within two years of the date of approval of the plat shall be deemed as expired. However, the owner or applicant of the plat may, prior to the termination of the

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two year period, request a one year extension subject to approval by the City Council.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to create a 5.61 acre lot, leaving two non-transferable balances. In addition, the applicant has submitted a Variance to the Subdivision Regulations (File #09SV029) to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along Cambell Street and the 30 foot access easement, to reduce the width of the access easement from 59 feet to 30 feet, and to reduce the pavement width from 26 feet to 20 feet.

The property is located at the southern terminus of Sioux Avenue, east of Cambell Street. Currently, the property is void of any structural development.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approval but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the Rapid City Municipal Code or the Street Design Criteria Manual will require a formal variance request or a special exception whichever is applicable.

STAFF REVIEW:

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

Cambell Street: Cambell Street is located along a portion of the east lot line 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. Currently, Cambell Street is located in a 100 foot wide right-of-way and constructed with a 54 foot wide paved surface, curb, gutter, street light conduit, sewer and water. To date, sidewalk has not been constructed along this portion of Cambell Street. As such, upon submittal of a Preliminary Plat application, construction plans for Cambell Street showing a sidewalk along both sides of the street must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

30 foot wide Access and Utility Easement: A 30 foot wide access and utility easement is located on the adjacent property abutting the west lot line of this property. However, the street has been constructed along the western portion of this property, outside of the existing easement. As such, upon submittal of a Preliminary Plat application, the plat document shall be revised to show the existing road within a minimum 59 foot wide access easement or the road must be relocated to the existing 30 foot wide access and utility easement located on the adjacent property. In addition, construction plans must show the street located within a minimum 59 foot wide access easement and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and

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sewer or a Variance to the Subdivision Regulations must be obtained.

Sewer: Currently, an 8 inch sanitary sewer main extends across the west side of the property. The previously approved construction plans show the sewer main located within a 75 foot wide access and utility easement. However, the Layout Plat does not show the easement. As such, upon submittal of a Preliminary Plat application, the applicant must verify that the 75 foot wide access and utility easement as shown on the construction plans for the existing sewer main has been recorded. In addition, the plat document must be revised to show the recorded easement, including book and page. Construction plans must also be submitted for review and approval showing the access and utility 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. If the easement has not been recorded then the plat document must be revised to show the existing sewer main extending south along the western portion of the property within a minimum 25 foot wide public utility easement centered on the sewer main.

Water: The City water system maps indicated that a 6 or 8 inch water main extends into the property. Upon submittal of a Preliminary Plat application, a water analysis prepared by a Registered Professional Engineer for the existing water main extending into the property must be submitted for review and approval demonstrating that adequate fire and industrial flows are being provided. In addition, the plat document must be revised to show the existing water main located within a minimum 20 foot wide public utility easement centered on the water main.

Exception: Sioux Avenue is located directly north of the property and serves as access to the site and five additional properties. Sioux Avenue is located within an existing 30 foot wide access and utility easement. The Street Design Criteria Manual states that an easement may serve up to a maximum of four lots. As such, the applicant has requested an Exception to allow the easement to serve six lots in lieu of four lots. Staff is currently reviewing the request. Prior to submittal of a Preliminary Plat application, an Exception must be obtained to allow an easement to serve as access to six lots in lieu of a maximum of four lots as per the Street Design Criteria Manual or the plat document must be revised to comply with the requirement.

The applicant should also be aware that the wood bridge currently constructed in Sioux Avenue is not designed to accommodate heavy vehicles. It is suggested that a structural analysis demonstrating that the existing bridge is adequate and safe for the proposed vehicular traffic be completed if the applicant proposes to use the bridge for anything other than light loads.

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. In addition, staff has received complaints in the past regarding the lack of erosion and sediment control efforts on previous phases of the development. As such, staff recommends that upon submittal of a Preliminary Plat application, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual be submitted for review and approval if subdivision

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improvements are required. In addition, an Erosion and Sediment Control Permit must be obtained prior to any construction.

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.

The proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.