

STAFF REPORT
June 10, 2010

No. 10PL031 - Layout Plat

ITEM 15

GENERAL INFORMATION:

APPLICANT	Skyline Pines East, LLLP
AGENT	Renner & Associates, LLC
PROPERTY OWNER	Skyline Pines East Land Co.
REQUEST	No. 10PL031 - Layout Plat
EXISTING LEGAL DESCRIPTION	A portion of the N1/2 of the SE1/4, located in the N1/2 of the SE1/4, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract 1 of Lot 19 and the dedicated Fairmont Boulevard Right-of-way of the Skyline Pines East Subdivision, located in the N1/2 of the SE1/4, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 42.977 acres
LOCATION	West of Mt. Rushmore Road and North of Tower Road at the western terminus of Cathedral Drive
EXISTING ZONING	Office Commercial District (Planned Commercial Development) - Low Density Residential II District (Planned Residential Development) - General Commercial District (Planned Development Designation)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development) - Low Density Residential District - Park Forest District
South:	Low Density Residential II District (Planned Residential Development) - Office Commercial District (Planned Development Designation)
East:	General Commercial District (Planned Commercial Development)
West:	Low Density Residential II District (Planned Residential Development) - Park Forest District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/14/2010
REVIEWED BY	Vicki L. Fisher / Ted Johnson

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RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, a Master Utility Plan showing 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;
2. Upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to provide utility easements as needed;
3. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show the dedication of a utility easement to allow the future construction of a 12 inch water main extending from Fairmont Boulevard through the site as per the City's Utility Master Plan and the CETEC Planning Report. In addition, the applicant shall coordinate the cost of the water main with the City;
4. Upon submittal of a Preliminary Plat application, a Stormwater Management Plan which includes an Erosion and Sediment Control Plan and a Post-construction Stormwater Quality Plan in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval;
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 drainage plan shall also address the remaining improvements needed for the existing detention pond located in the southeast corner of the property. The plat document shall also be revised to provide drainage easements as necessary;
6. Upon submittal of a Preliminary Plat application, a geotechnical report including pavement design shall be submitted for review and approval. In addition, the geotechnical report shall include soils resistivity test results. If the results indicate severe potential towards corrosion of buried metal, then information shall be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections shall be provided as needed for buried water system metal fixtures;
7. Upon submittal of a Preliminary Plat application, road construction plans for Fairmont Boulevard shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
8. Upon submittal of the Preliminary Plat application, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval or a Variance to the Subdivision Regulations waiving the requirement to provide a central water system shall be obtained;
9. Upon submittal of a Preliminary Plat application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;

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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 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 subdivide the property into two lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations (File #10SV008) to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer along the southern 400 feet of Fairmont Boulevard.

The property is located at the western terminus of Fairmont Boulevard. 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 revised Layout Plat and has noted the following considerations:

Zoning: Proposed Tract 1 is currently zoned Office Commercial with an Initial Planned Residential Development and Low Density Residential II with an Initial Planned Residential Development. Proposed Lot 19 is currently zoned General Commercial District with a Planned Development Designation. Prior to issuance of a building permit, a Final Planned Residential Development must be approved for proposed Tract 1 and an Initial and Final Planned Commercial Development must be approved for proposed Lot 19.

The proposed lot sizes comply with the existing zoning of the property. Future development of the property must be in compliance with the zoning of the property.

Master Plan: The applicant has submitted a Master Plan indicating that no future subdivision of the property is being proposed. The applicant should be aware that in the event of future subdivision, street(s) and utilities must be provided in compliance with the City's Subdivision Ordinance and the Street Design Criteria Manual.

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Sewer: Sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines must be submitted for review and approval. Upon submittal of a Preliminary Plat application, the construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. The plat document must also be revised to provide utility easements as needed.

Water: Water plans prepared by a Registered Professional Engineer showing the extension of water mains in compliance with the adopted report must be submitted for review and approval. In addition, the water system plans must demonstrate that adequate fire and domestic flows are being provided. Upon submittal of a Preliminary Plat application, the construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. The plat document must also be revised to provide utility easements as needed.

The City's Master Utility Plan and the CETEC Planning Report identify a future 12 inch water main extending from Fairmont Boulevard through the property. Prior to submittal of a Preliminary Plat application, the plat document must be revised to provide a utility easement for the water main. In addition, the applicant must coordinate the cost of the water main with the City.

Drainage: As part of the Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. In addition, a drainage plan must be submitted for review and approval. The previous Tower Road grading and reconstruction projects include grading and drainage modifications to the existing stormwater detention pond located within a major drainage easement located in the southeast corner of the property. The proposed improvements to the detention pond have not been completed. In addition, the pond has filled with excess soil which needs to be removed prior to final acceptance of the improvements by the City. The City is currently reviewing revised plans to excavate the pond and complete the remaining improvements. These remaining pond improvements must be completed or surety posted prior to submittal of a Final Plat application for this parcel. In addition, temporary and permanent erosion and sediment control measures exist or may be required in conjunction with the Tower Road Grading and Improvements Projects. The current owner is responsible for monitoring and maintaining the erosion and sediment control measures, unless the new owners accept the responsibility and complete the required transfer documentation.

Geotechnical Report: A geotechnical report including pavement design must be submitted for review and approval. In addition, the geotechnical report must include soils resistivity test results. If the results indicate severe potential towards corrosion of buried metal, then information must be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections must be provided as needed for buried water system metal fixtures.

Fairmont Boulevard: The Layout Plat identifies Fairmont Boulevard extending west and south through the property within an 80 foot wide right-of-way. Fairmont Boulevard is classified as a commercial street requiring that it be located within a minimum 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street

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light conduit, water and sewer. Upon submittal of a Preliminary Plat, construction plans must be submitted for Fairmont Boulevard as identified or a Variance to the Subdivision Regulations must be obtained.

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 the public improvements, a warranty surety be submitted for review and approval as required.

Staff believes that this proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.