

STAFF REPORT  
June 24, 2010

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**No. 10PL036 – Layout and Preliminary Plat**

**ITEM 13**

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GENERAL INFORMATION:

|                               |  |
|-------------------------------|--|
| APPLICANT                     | RCS Storage, LLC   |
| AGENT                         | Greg Wierenga for CETEC Engineering Services, Inc.   |
| PROPERTY OWNER                | RCS Storage, LLC   |
| REQUEST                       | <b>No. 10PL036 - Layout and Preliminary Plat</b>   |
| EXISTING<br>LEGAL DESCRIPTION | Lots 3 and 4 of Marlin Industrial Park, Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED<br>LEGAL DESCRIPTION | Lot 3R of Marlin Industrial Park, Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota       |
| PARCEL ACREAGE                | Approximately 9.672 acres  |
| LOCATION                      | 1718 and 1824 Marllin Drive  |
| EXISTING ZONING               | Heavy Industrial District (Planned Development Designation)  |
| SURROUNDING ZONING            |  |
| North:                        | General Agriculture District   |
| South:                        | Heavy Industrial District  |
| East:                         | Heavy Industrial District (Planned Industrial Development)   |
| West:                         | General Agriculture District   |
| PUBLIC UTILITIES              | City sewer and water   |
| DATE OF APPLICATION           | 5/28/2010  |
| REVIEWED BY                   | Vicki L. Fisher / Mary Bosworth  |

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
2. Prior to Preliminary Plat approval by the City Council, a complete Preliminary Plat document shall be submitted for review and approval which includes the plat title and

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- certificates of signature;
3. Prior to Preliminary Plat approval by the City Council, construction plans shall be submitted for review and approval showing water and sewer along Elk Vale Road or a Variance to the Subdivision Regulations shall be obtained;
  4. Prior to Preliminary Plat approval by the City Council, 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. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
  6. 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, and,
  7. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

**GENERAL COMMENTS:**

The applicant has submitted a Layout and Preliminary Plat to combine two lots into one lot. In addition, the applicant has submitted a Variance to the Subdivision Regulations (File #10SV012) to waive the requirement to install water and sewer along Elk Vale Road as it abuts the property.

On November 21, 2006, a Final Plat (File #06PL173) was approved to create Lots 1 through 7 of Marlin Industrial Park which included this property.

The property is located at the western terminus of Marlin Drive. Currently, the property is void of any structural development.

**STAFF REVIEW:**

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

**Plat Document:** To date, a complete plat document has not been submitted for review which includes the title of the plat and certificate signatures. As such, staff recommends that the plat document be submitted for review and approval as identified prior to Preliminary Plat approval by the City Council.

**Utility:** The plat document identifies the vacation of a 16 foot wide minor drainage and utility easement along the common lot line of Lots 3 and 4. All of the utility companies have submitted written documentation concurring with the vacation request.

**Elk Vale Road:** Elk Vale Road is located along the west lot line of the property and is classified as a principal arterial street requiring that it be located in 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, Elk Vale Road is located in a 300 foot wide right-of-way and constructed with two north bound 12 foot wide paved lanes and two south bound 12 foot wide paved lanes.

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The applicant has submitted an Exception request to waive the requirement to install curb, gutter, street light conduit, and sidewalk along Elk Vale Road as it abuts the property. The Exception request has subsequently been approved with the stipulation that the applicant sign a waiver of right to protest any future assessment for the improvements.

Staff recommends that prior to Preliminary Plat approval by the City Council, construction plans be submitted for review and approval showing water and sewer along Elk Vale Road or a Variance to the Subdivision Regulations must be obtained.

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 City Council, 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.

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 as required by the 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 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 recommends 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.