

STAFF REPORT
July 8, 2010

No. 10PL040 - Layout Plat

ITEM 14

INFORMATION:

APPLICANT	Steve Zellmer for GCC Dakotah
AGENT	Renner & Associates, LLC
PROPERTY OWNER	Hog Wild, Inc.
REQUEST	No. 10PL040 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lots 1 thru 3 of R&L Subdivision, Lot H4 of the SW1/4 of Section 22, and a portion of the SW1/4 of Section 22, all located in T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract 1 of Harley-Davidson Subdivision, located in the S1/2 of the SW1/4 of Section 22, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 22.745 acres
LOCATION	Southern terminus of Harley Drive
EXISTING ZONING	General Commercial District (Planned Commercial Development) - General Agriculture District
SURROUNDING ZONING	
North:	Light Industrial District (Planned Industrial Development) - General Agriculture District
South:	General Agriculture District
East:	General Agriculture District
West:	Light Industrial District - General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/10/2010
REVIEWED BY	Vicki L. Fisher / Karley Halsted

RECOMMENDATION:

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

1. Prior to Layout Plat approval by the City Council, a revised Master Plan shall be submitted for review and approval demonstrating that the street network is being provided in accordance with the adopted Major Street Plan or the Major Street Plan shall be revised to comply with the Master Plan;

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2. Prior to Layout Plat approval by the City Council, a Utility Master Plan shall be submitted for review and approval to determine the extent and scope of the utilities to be provided for the property. In addition, the utilities shall be designated as public or private;
3. Upon submittal of a Preliminary Plat application, road construction plans for Interstate 90 shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed with curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations shall be obtained to waive the requirement to install water and sewer and an Exception shall be obtained to waive the requirement to provide sidewalk, curb, gutter and street light conduit;
4. Upon submittal of a Preliminary Plat application, road construction plans for Harley Drive shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed with sidewalk, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
5. 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;
6. 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 provide utility easements as needed;
7. 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;
8. Upon submittal of a Preliminary Plat application, a grading plan showing any proposed grading and including cut and fill quantities shall be submitted for review and approval if subdivision improvements are required;
9. Upon submittal of a Preliminary Plat application, a drainage plan in compliance with the Drainage Criteria Manual shall be submitted for review and approval if subdivision improvements are required. In particular, the drainage plan shall include calculations demonstrating that discharge from any improvements will not exceed pre-development flow rates or local detention facilities shall be provided. In addition, the plat document shall also be revised to provide drainage easements as necessary;
10. Upon submittal of a Preliminary Plat application, written documentation shall be submitted from all of the affected utility companies indicating concurrence with the proposed 7 foot wide vacation of right-of-way or the plat document shall be revised to retain this area as a utility easement;
11. Upon submittal of a Preliminary Plat application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
12. 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;
13. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,
14. 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

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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 combine Lots 1 thru 3 of R & L Subdivision, a previously vacated H Lot and a portion of a 360 acre unplatted property into a 22.745 acre lot to be known as Tract 1 of Harley Davidson Subdivision. The balance of the 360 acre parcel will remain an unplatted property.

On October 15, 1984, the City Council approved a Final Plat to create Lots 1 thru 3 of R & L Subdivision. On March 30, 2007, the previously dedicated H Lot for Lange Road was vacated by resolution and filed at the Register of Deed's Office.

In June 2002, the City Council approved an Initial and Final Commercial Development Plan to allow an on-sale liquor establishment on the property during the Sturgis Motorcycle Rally and Races.

In July 2003, the Planning Commission approved a Major Amendment to the Commercial Development Plan to allow an additional temporary on-sale liquor establishment to be held on the property in September of 2003 for the Rapid City Chamber of Commerce mixer.

In July 2004, the Planning Commission approved a Major Amendment to the Planned Commercial Development to allow additional on-sale liquor use(s) for 12 special events during the year.

The property is located at the southern terminus of Harley Drive. Currently, the Harley Davidson business and an accessory structure are located on the property.

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:

Master Plan: The applicant has submitted a Master Plan showing the future subdivision with street connections for the unplatted balance. However, the Master Plan does not show the street locations in compliance with the City's adopted Major Street Plan. As such, staff recommends that prior to Layout Plat approval by the City Council, a revised Master Plan be submitted for review and approval demonstrating that the street connections are being

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provided in compliance with the City's adopted Major Street Plan or the Major Street Plan must be amended to comply with the Master Plan.

Zoning: The proposed lot is currently zoned General Commercial District with a Planned Commercial Development and General Agriculture District. The Future Land Use plan identifies the appropriate use of the 22.745 acre lot as General Commercial with a Planned Commercial Development. The applicant should be aware that any future development on the property must comply with the zoning designation for that area of the property or the property must be rezoned in accordance with the Future Land Use Plan.

Water and Sewer: Currently, a 12 inch water main is located along the west side of the property and serves the existing development located on the proposed lot. In addition, an 8 inch sewer main is located along the northern portion of Harley Drive and serves the property. The water main has been designed to serve properties up to an elevation of 3,440 feet. All development located above that elevation will require water improvements. Staff recommends that prior to Layout Plat approval by the City Council, a Utility Master Plan be submitted for review and approval to determine the extent and scope of the utilities to be provided to the property. In addition, the utilities must be designated as public or private.

Upon approval of a Utility Master Plan, complete water and sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains, water mains and service lines must be submitted for review and approval as a part of the Preliminary Plat application or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to provide utility easements as needed.

Harley Drive: Harley Drive 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 light conduit, sewer and water. Currently, Harley Drive is located within a 60 foot wide right-of-way and constructed with a 26 foot wide paved surface, curb, gutter, street light conduit and sewer within the northern portion of the street. Upon submittal of a Preliminary Plat application, road construction plans for Harley Drive must be submitted for review and approval showing the street constructed with sidewalk, water and sewer within the southern portion of the street or a Variance to the Subdivision Regulations must be obtained.

Interstate 90: Interstate 90 is classified as a principal arterial street on the City's Major Street Plan requiring that the street be located within a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Currently, Interstate 90 is located within a varying right-of-way width from 670 feet to 300 feet and constructed with two east bound lanes and two west bound lanes. Upon submittal of a Preliminary Plat application, road construction plans for Interstate 90 must be submitted for review and approval. In particular, the road construction plans must show the street constructed with curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations must be obtained to waive the requirement to install water and sewer and an Exception must be obtained to waive the requirement to provide sidewalk, curb, gutter and street light conduit.

Grading/Drainage: Upon submittal of a Preliminary Plat application, a grading plan showing any

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proposed grading and including cut and fill quantities must be submitted for review and approval if subdivision improvements are required. In addition, a drainage plan in compliance with the Drainage Criteria Manual must be submitted for review and approval if subdivision improvements are required. In particular, the drainage plan must include calculations demonstrating that discharge from any improvements will not exceed pre-development flow rates or local detention facilities must be provided. In addition, the plat document must also be revised to provide drainage easements as necessary.

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. 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 any subdivision improvements are required.

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 required by the Ordinance. In addition, surety for any required subdivision improvements that have not been completed must be posted. Upon submittal of a Final Plat application, surety must be posted and subdivision inspection fees must 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. Prior to the City's acceptance of any public improvements, a Warranty Surety must be submitted for review and approval if subdivision improvements are required as a part of any future platting of the property.

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