

STAFF REPORT
August 5, 2010

No. 10PL049 - Preliminary Plat

ITEM 17

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
REQUEST	No. 10PL049 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Tract B of Rushmore Center, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.4 acres
LOCATION	1521 Luna Avenue
EXISTING ZONING	General Commercial District (Planned Development Designation)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District (Planned Development Designation)
East:	General Commercial District (Planned Commercial Development)
West:	General Commercial District (Planned Development Designation)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/7/2010
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

Staff recommends that the 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, estimated commercial water and fire flow data and sanitary sewer flow information and system analysis shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, final construction plans for the at grade area inlet and storm sewer pipe located along the north lot line shall be submitted for approval;
4. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show a non-access easement along Luna Avenue accept for the approved approach locations;

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5. Prior to Preliminary Plat approval by the City Council, the applicant shall demonstrate that the portion of the storm sewer channel along the south lot line located on the adjacent property is secured within a drainage easement;
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;
7. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,
8. The approved Preliminary 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 Preliminary Plat to create two lots leaving a non-transferable balance. The lots are to be known as Lots 1 and 2 of Tract B of Rushmore Center. In addition, the lots are sized 2.413 acres and 1.0 acres, respectively.

The property is located approximately 220 feet south of the intersection of Eglin Street and Luna Avenue on the west side of Luna Avenue. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Zoning: The property is currently zoned General Commercial District with a Planned Development Designation. Prior to issuance of a building permit or a sign permit, an Initial and Final Planned Commercial Development application must be submitted for review and approval by the Planning Commission.

Luna Avenue: Luna Avenue is located along the east lot line of the property and is classified as a collector street requiring that it be located within a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Luna Avenue is currently located within a 60 foot wide right-of-way and has been constructed with a 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. A punch list of items must be addressed prior to the City accepting the street.

Utilities: Water main and sanitary sewer main improvements have been constructed as a part of the construction of Luna Avenue. Prior to Preliminary Plat approval by the City Council, estimated commercial water and fire flow data and sanitary sewer flow information and system analysis must be submitted for review and approval to insure that the existing system is designed to serve the property.

Drainage: A storm sewer channel is located along the south lot line. However, a portion of the channel is located on the adjacent property. As such, staff recommends that prior to Preliminary Plat approval by the City Council, the applicant demonstrate that the portion of

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the storm sewer channel located on the adjacent property is secured within a drainage easement.

An at grade area inlet and storm sewer pipe is being constructed along the north lot line. Prior to Preliminary Plat approval by the City Council, final construction plans for the improvement must be submitted for approval.

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. The Warranty Surety must be in force for a period of 2 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.