

STAFF REPORT
August 26, 2010

No. 10PL055 - Preliminary Plat

ITEM 22

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
PROPERTY OWNER	South Dakota Game Fish and Parks
REQUEST	No. 10PL055 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot F-2 and Lot R revised of Fish Hatchery Subdivision, located in the S1/2, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1, 2 and 3 of Fish Hatchery Subdivision formerly portions of Lot F-2 and Lot R Revised of Fish Hatchery Subdivision, located in the S1/2, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 15.76 acres
LOCATION	Cleghorn Springs State Fish Hatchery southwest of the intersection of Jackson Boulevard and Chapel Lane
EXISTING ZONING	Flood Hazard District
SURROUNDING ZONING	
North:	Park Forest District
South:	Flood Hazard District
East:	Flood Hazard District
West:	Flood Hazard District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/30/2010
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, road construction plans for Jackson Boulevard shall be submitted for review and approval. In particular, the construction plans shall show Jackson Boulevard located in a minimum 100 foot wide right-of-way and constructed with water and sewer or a Variance to the Subdivision Regulations shall be obtained. In addition, the construction plans shall show a sidewalk along the north side of the street or an Exception shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, road construction plans for the 24

STAFF REPORT
August 26, 2010

No. 10PL055 - Preliminary Plat

ITEM 22

- foot wide access easement shall be submitted for review and approval. In particular, the construction plans shall show the access easement with a minimum width of 59 feet and constructed with a minimum pavement width of 26 feet, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
3. Prior to Preliminary Plat approval by the City Council, road construction plans for the 25 foot wide access easement shall be submitted for review and approval. In particular, the construction plans shall show the access easement with a minimum width of 59 feet and constructed with a minimum pavement width of 26 feet, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 4. Prior to Preliminary Plat approval by the City Council, the proposed 24 foot wide access easement shall be relocated to align with Cleghorn Canyon Road and extend through the property to provide access to both Tract G and Tract H or an Exception shall be obtained to reduce the separation between the access easement and Cleghorn Canyon Road as they intersect with Jackson Boulevard and an Approach Permit must be obtained from the South Dakota Department of Transportation for the proposed approach location and alternate access shall be provided to Tract H;
 5. Prior to Preliminary Plat approval by the City Council, the applicant shall submit written verification from Rapid Canyon Sanitary Sewer District that no additional sewer improvements are needed along Jackson Boulevard to meet their service needs;
 6. Prior to Preliminary Plat approval by the City Council, a drainage report and an erosion and sediment control plan, including post-construction water quality Best Management Practices, shall be submitted for review and approval;
 7. Prior to Preliminary Plat approval by the City Council, a parking plan shall be submitted for review and approval to insure that adequate parking is being maintained for the Fish Hatchery site as a result of the proposed plat;
 8. 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;
 9. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,
 10. 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 replat two lots into three lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations (File #10SV016) to waive the requirement to provide a sidewalk along the north side of Jackson Boulevard, to waive the requirement to install water along a portion of Jackson Boulevard, to waive the requirement to install sewer and to dedicate additional right-of-way along Jackson Boulevard, to reduce the width of the access easements from 59 feet to 24 feet and 25 feet respectively, to waive the requirement to construct a 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer along the 24 foot wide access easement, to reduce the pavement width of the 25 foot wide access easement from 26 feet to 25 feet and to waive the requirement to construct curb, gutter, sidewalk, street light conduit, water and sewer along the 25 foot wide access easement.

STAFF REPORT
August 26, 2010

No. 10PL055 - Preliminary Plat

ITEM 22

On September 9, 2004, the Planning Commission approved a SDCL 11-6-19 Review (File #04SR046) to allow for the expansion of the Cleghorn Canyon Fish Hatchery located on proposed Lot 2. On November 19, 2009, the Planning Commission approved a SDCL 11-6-19 Review (File #09SR091) to construct two parallel water transmission mains along a portion of Jackson Boulevard as it abuts the property to serve the future Jackson Springs water treatment facility to be constructed as a separate project in the Cleghorn Canyon Subdivision.

The property is located south of Jackson Boulevard and west of Chapel Lane. Currently, the Cleghorn Canyon Fish Hatchery is located on proposed Lot 2 with a portion of the parking for the Fish Hatchery located on proposed Lot 1.

STAFF REVIEW:

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

Jackson Boulevard: Jackson Boulevard is located along the north lot line of the property and is classified as a principal arterial street 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, Jackson Boulevard is located within a varying right-of-way width from 131.5 feet to 75 feet and has been constructed with a 48 foot wide paved surface, curb, gutter, sidewalk along the south side of the street, street light conduit and water and sewer along a portion of the street. As such, prior to Preliminary Plat approval by the City Council, road construction plans for Jackson Boulevard must be submitted for review and approval showing the street located in a minimum 100 foot wide right-of-way and constructed with water and sewer along the entire street or a Variance to the Subdivision Regulations must be obtained. In addition, the construction plans must show a sidewalk along the north side of the street or an Exception must be obtained.

24 foot wide Access Easement: The Preliminary Plat identifies a 24 foot wide access easement extending from Jackson Boulevard across proposed Lot 1 to serve Tract G, an adjacent property. The access easement is classified as a commercial street requiring that it be located within a minimum 59 foot wide access easement and constructed with a 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. To date, the applicant has not submitted construction plans for the access easement. As such, prior to Preliminary Plat approval by the City Council, road construction plans for the 24 foot wide access easement must be submitted for review and approval showing the access easement with a minimum width of 59 feet and constructed with a minimum pavement width of 26 feet, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. In addition, the access easement must be relocated to align with Cleghorn Canyon Road and extend through the property to provide access to both Tract G and Tract H or an Exception must be obtained to reduce the separation between the access easement and Cleghorn Canyon Road as they intersect with Jackson Boulevard and an Approach Permit must be obtained from the South Dakota Department of Transportation for the proposed approach location and alternate access must be provided to Tract H.

25 foot wide Access Easement: The Preliminary Plat identifies a 25 foot wide access easement extending from Jackson Boulevard along the common lot line between proposed Lots 1 and

STAFF REPORT
August 26, 2010

No. 10PL055 - Preliminary Plat

ITEM 22

Lot 2 providing access to an existing parking lot located on proposed Lot 2. The access easement is classified as a commercial street requiring that it be located within a minimum 59 foot wide access easement and constructed with a 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. To date, the applicant has not submitted construction plans for the access easement. As such, prior to Preliminary Plat approval by the City Council, road construction plans for the 25 foot wide access easement must be submitted for review and approval showing the access easement with a minimum width of 59 feet and constructed with a minimum pavement width of 26 feet, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

Utilities: The area is currently served by an existing 24 inch water main located in public right-of-way adjacent to the south lot line of proposed Lots 1 and 2. As previously indicated, the City is constructing two parallel water transmission mains along a portion of Jackson Boulevard as it abuts the property which will serve the existing development on the property and any potential new development.

The area is currently served by the Rapid Canyon Sanitary Sewer District. A portion of the existing and proposed sanitary sewer improvements are proposed to be transferred to the City of Rapid City in conjunction with the construction of the new Jackson Springs Water Treatment Plant and related improvements. However, since the property is located within the Rapid Canyon Sanitary Sewer District's service area, the applicant must submit written verification from Rapid Canyon Sanitary Sewer District that no additional improvements are needed along Jackson Boulevard to meet their service needs. Staff recommends that the written documentation be submitted prior to Preliminary Plat approval by the City Council.

Drainage/Erosion and Sediment Control: Prior to Preliminary Plat approval by the City Council, a drainage report and an erosion and sediment control plan, including post-construction water quality Best Management Practices, must be submitted for review and approval.

A majority of the property is located within the 100 year Federally designated Floodplain. Prior to the initiation of any site disturbance or building construction, a Floodplain Development Permit must be obtained. In addition, a Sediment Control Permit must be obtained.

Parking: Currently, the Cleghorn Canyon Fish Hatchery is located on the property. As a result of the plat, all of the structures for the Fish Hatchery and a majority of the parking lot(s) for the Fish Hatchery will be located on proposed Lot 2. However, a portion of one parking lot will be located on proposed Lot 1. As such, prior to Preliminary Plat approval by the City Council, staff recommends that a parking plan must be submitted for review and approval to insure that adequate parking is being maintained for the Fish Hatchery site as a result of the proposed plat.

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

STAFF REPORT
August 26, 2010

No. 10PL055 - Preliminary Plat

ITEM 22

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.