

STAFF REPORT
December 8, 2011

No. 11PL062 - Preliminary Plat

ITEM 4

GENERAL INFORMATION:

APPLICANT	Arleth & Associates
PROPERTY OWNER	Midland Atlantic Development Co.
REQUEST	No. 11PL062 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lots 4 and 5 of Block 2 of Rushmore Crossing and the north 1/2 of vacated Sunnyside Avenue, the east 1/2 vacated Riley Avenue and the vacated portion of Cambell Street adjacent to said Lot 5 located in the W1/2 SW1/4 of Section 29 and the E1/2 SE1/4 of Section 30 all in T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 4A and 5A of Block 2 of Rushmore Crossing
PARCEL ACREAGE	Approximately 20.82 acres
LOCATION	South of Eglin Street and east of Luna Drive
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District (Planned Commercial Development)
East:	General Commercial District (Planned Commercial Development)
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/10/2011
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

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 the access easements shall be submitted for review and approval. In particular, the plans

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- shall show the streets located in a minimum 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
2. 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;
 3. Prior to Preliminary Plat approval by the City Council, a grading plan and a drainage plan in compliance with the Drainage Criteria Manual shall be submitted for review and approval if subdivision improvements are required;
 4. Prior to Preliminary Plat approval by the City Council, a cost estimate of the required subdivision improvements shall be submitted for review and approval if any subdivision improvements are required;
 5. Prior to submittal of a Final Plat application, the note on page one of the plat document shall be revised to show "Riley St." as "Riley Avenue";
 6. Prior to submittal of a Final Plat application, the note on page two of the plat document shall be revised to show "Lots 4 and 4" as "Lots 4 and 5";
 7. 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,
 8. 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 Preliminary Plat to reconfigure two lots by moving the common lot line between the lots approximately 42 feet to the west. The lots will be known as Lots 4A and 5A, Block 2 of Rushmore Crossing Subdivision. In addition, the applicant has submitted a Variance to the Subdivision Regulations (File #11SV021) to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along the access easements that extend through the property and to reduce the width of the access easements from 59 feet to 26 feet.

The property is located south of Eglin Street and east of Luna Avenue. Currently, proposed Lot 4A is void of any structural development. A commercial building with parking is located on proposed Lot 5A.

STAFF REVIEW:

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

Access Easements: The Preliminary Plat identifies access easements extending through the property to provide internal access between the properties. The access easements are classified as commercial streets requiring that they be located within a minimum 59 foot wide easement and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer.

Staff recommends that prior to Preliminary Plat approval by the City Council, road construction plans for the access easements be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

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Drainage/Grading: As part of the Preliminary Plat application, a grading plan for all improved areas and a drainage plan must be submitted for review and approval if subdivision improvements are required. In particular, the drainage plan must be designed in compliance with the Drainage Criteria Manual. The drainage plan must also demonstrate that the design flows do not exceed pre-developed flows or on-site detention must be provided. If on-site detention is required, then design calculations and details for the detention must be submitted for review and approval.

Staff recommends that upon submittal of the Preliminary Plat application, a drainage and grading plan be submitted for review and approval if subdivision improvements are required.

Stormwater Management Plan: The City has 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 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 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.