

STAFF REPORT  
January 5, 2012

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**No. 11PL068 - Preliminary Plat**

**ITEM 10**

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GENERAL INFORMATION:

APPLICANT	Century Resources, Inc.
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	Century Resources, Inc.
REQUEST	No. 11PL068 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of the NE1/4 of the SW1/4 of Section 32, and a portion of the NW1/4 of the SE1/4 of Section 32 located in the NE1/4 of the SW1/4 and the NW1/4 of the SE1/4 of Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 8 of Block 1 of Menard Subdivision
PARCEL ACREAGE	Approximately 5.802 acres
LOCATION	On the south side of East Anamosa Street southeast of the intersection East Anamosa Street and North Creek Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Light Industrial District (Planned Development Designation)
South:	Heavy Industrial District - General Commercial District
East:	General Agriculture District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/8/2011
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, 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 Community Planning and Development Services Department;

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2. Prior to Preliminary Plat approval by the City Council, the E. Anamosa Street construction plans shall be revised to show a sidewalk along the east side of the street and street light conduit or a Variance to the Subdivision Regulations shall be obtained;
3. Prior to Preliminary Plat approval by the City Council, the E. Anamosa Street construction plans shall be redesigned to accommodate a design speed of 50 miles per hour or an Exception shall be obtained;
4. Prior to Preliminary Plat approval by the City Council, the construction plans shall be revised to show a 16 inch water main along the east side of E. Anamosa Street in conformance with the City's Master Utility Plan;
5. Prior to Preliminary Plat approval by the City Council, water plans demonstrating that adequate fire and domestic flows are being provided shall be submitted for review and approval;
6. Prior to Preliminary Plat approval by the City Council, sewer plans demonstrating that sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity shall be submitted for review and approval;
7. Prior to Preliminary Plat approval by the City Council, a drainage plan in compliance with the Drainage Design Criteria Manual shall be submitted for review and approval. In addition, the drainage plan shall demonstrate that the design flows do not exceed pre-developed flows or adequate detention shall be provided. In addition, the plat document shall be revised to provide drainage easements as necessary;
8. Prior to Preliminary Plat approval by the City Council, a geotechnical report including pavement design shall be submitted for review and approval. In addition, the geotechnical report shall include soils resistivity test results. If the results indicate severe potential towards corrosion of buried metal, then information shall be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections shall be provided as needed for buried water system metal fixtures;
9. Prior to Preliminary Plat approval by the City Council, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
10. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show a non-access easement 158 feet along E. Anamosa Street and 203 feet along E. Philadelphia Street in compliance with the Street Design Criteria Manual or an Exception shall be obtained;
11. Prior to submittal of a Final Plat application, the plat document shall be revised to show the correct spelling of "Menard" Subdivision;
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 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 a 5.802 acre lot, leaving an

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unplatted non-transferable balance. The lot is to be known as Lot 8, Block 1 of Menard Subdivision. In addition, the applicant has submitted a Rezoning request (File #11RZ028) to rezone the property from General Agriculture District to Light Industrial District. The applicant has also submitted a Comprehensive Plan Amendment to the Future Land Use Plan (File #11CA017) to change the land use designation from commercial to industrial.

On April 18, 2011, the City Council approved a Layout Plat (File #11PL018) to create a 5.802 acre lot, leaving an unplatted non-transferable balance as shown on this Preliminary Plat document. In addition, the City Council approved a Variance to the Subdivision Regulations (File #11SV006) to allow platting half a right-of-way and to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer for E. Philadelphia Street as it abuts the property.

The property is located west of the southern terminus of E. Anamosa Street. The property is currently void of any structural development.

**STAFF REVIEW:**

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

**E. Anamosa Street:** East Anamosa Street is located along the east 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. Construction plans have been submitted for review and approval showing the street being constructed as identified with the exception of a sidewalk along the east side of the street and street light conduit. As such, staff recommends that prior to Preliminary Plat approval by the City Council, the E. Anamosa Street construction plans be revised to show a sidewalk along the east side of the street and street light conduit or a Variance to the Subdivision Regulations must be obtained. The applicant should be aware that the plans must show the sidewalk. However, the sidewalk is not required to be constructed as a part of the plat, but rather, as a part of any future building permit for the adjacent property.

As previously noted, E. Anamosa Street is classified as a principal arterial street requiring that it be designed with a minimum 50 mile per hour design speed in compliance with the East Anamosa Street Corridor Study and the Street Design Criteria Manual. The current plans show the street designed with an approximate 30 mile per hour design speed. As such, prior to Preliminary Plat approval by the City Council, the construction plans must be revised to accommodate a design speed of 50 miles per hour or an Exception must be obtained.

The applicant should be aware that the East Anamosa Street Corridor Study identifies 117 feet of right-of-way along this portion of the street to accommodate additional lanes upon warrant. Future development of the site should take into account that 8.5 feet of additional right-of-way may be needed to insure that safe and optimum access continues to be provided to the property. The applicant should also be aware that the Rapid City Area Bicycle and Pedestrian Master Plan identifies a 5 foot wide sidewalk along both sides of E. Anamosa Street.

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E. Philadelphia Street: East Philadelphia Street is located along the south 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. As previously noted, on April 18, 2011, the City Council approved a Variance to the Subdivision Regulations (File #11SV006) to allow platting half a right-of-way and to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer for E. Philadelphia Street as it abuts the property. The Preliminary Plat identifies the dedication of a 30 foot wide right-of-way for E. Philadelphia Street

Sewer: Sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines have been submitted for review and approval. However, the plans do not include information demonstrating that sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. As such, staff recommends that prior to Preliminary Plat approval by the City Council, the sewer plans be revised as identified and submitted for review and approval.

Water: Water plans prepared by a Registered Professional Engineer showing the extension of water mains have been submitted for review and approval. However the water plans do not include information demonstrating that adequate fire and domestic flows are being provided. As such, staff recommends that prior to Preliminary Plat approval by the City Council, the water plans be revised as identified and submitted for review and approval.

The City's Master Utility Plan identifies a 16 inch water main along the east side of E. Anamosa Street. As such, prior to Preliminary Plat approval by the City Council, the construction plans must be revised to show a 16 inch water main along the east side of E. Anamosa Street in conformance with the City's Master Utility Plan

Geotechnical Report: Prior to Preliminary Plat approval by the City Council, a geotechnical report including pavement design must be submitted for review and approval. In addition, the geotechnical report must include soils resistivity test results. If the results indicate severe potential towards corrosion of buried metal, then information must be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections must be provided as needed for buried water system metal fixtures.

Drainage Plan: Prior to Preliminary Plat approval by the City Council, a drainage plan in compliance with the Drainage Design Criteria Manual must be submitted for review and approval. In addition, the drainage plan must demonstrate that the design flows do not exceed pre-developed flows or adequate detention must be provided. In addition, the plat document must be revised to provide drainage easements as necessary.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the International Fire Code. In addition, fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. The International Fire Code must be continually met.

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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 must 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. 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.