

STAFF REPORT
February 9, 2012

No. 12PL003 - Layout Plat

ITEM 11

GENERAL INFORMATION:

APPLICANT	SC Building, LLC
AGENT	FMG, Inc.
PROPERTY OWNER	SC Building, LLC
REQUEST	No. 12PL003 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot 2a of Tract A, Less Lot 1 of Lot 2a of Tract A of Control Data Addition located in the SW1/4 of NE1/4 of Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A, B and C of Symcom Subdivision
PARCEL ACREAGE	Approximately 19 acres
LOCATION	East and north of Disk Drive located east of the intersection of Haines Avenue and Disk Drive
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Light Industrial District - General Commercial District (Planned Commercial Development)
South:	General Commercial District
East:	Shopping Center - 2 District (Planned Commercial Development)
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	1/13/2012
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, a traffic analysis shall be submitted for review and approval to verify that the proposed shared approach along Disk Drive meets all requirements of the Street Design Criteria Manual. In particular, the traffic analysis shall address site distance(s), minimum traffic safety and identify any street improvements that may be needed. If the traffic analysis identifies that minimum design

STAFF REPORT
February 9, 2012

No. 12PL003 - Layout Plat

ITEM 11

- criteria standards cannot be met, then an Exception to the Street Design Criteria Manual shall be obtained or the plat document shall be revised showing the elimination and/or relocation of the approach. In addition, the plat document shall be revised to show a non-access easement along Disk Drive except for the approved approach location(s);
2. Upon submittal of the Preliminary Plat application, 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;
 3. Upon submittal of the Preliminary Plat application, construction plans for Disk Drive shall be submitted for review and approval showing a sewer main along the entire length of Disk Drive as it abuts the property or a Variance to the Subdivision Regulations shall be obtained. In addition, an Exception shall be obtained for a non-property line sidewalk for that portion of the sidewalk located between stations 0+86 to 2+65 or the construction plans shall be revised accordingly. It is also suggested that the construction plans be revised to provide a five foot wide sidewalk in lieu of a four foot wide sidewalk along Disk Drive as it abuts the property in order to meet minimum ADA Accessibility Guidelines;
 4. Upon submittal of the Preliminary Plat application, the applicant shall confirm that sufficient open space, landscape points, parking spaces, etc. pursuant to the Rapid City Municipal Code are being provided on proposed Lot A for the existing commercial use located on the lot. In addition, the location of existing signage shall be identified to confirm that it remains on-premise signage as a result of the plat. The plat document shall be revised if and as needed to ensure compliance with the Rapid City Municipal Code or Variance(s) shall be obtained;
 5. Upon submittal of the Preliminary Plat application, a site plan shall be submitted for review and approval showing the location of adjacent driveway(s) to illustrate minimum clearance between approaches, sight triangles from proposed approach locations, etc. pursuant to the Street Design Criteria Manual;
 6. Upon submittal of the Preliminary Plat application, road construction plans for the "40 foot wide existing easement for access and utilities" shall be submitted for review and approval. In particular, the road construction plans shall show the easement with a minimum 59 foot width 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;
 7. Upon submittal of the Preliminary Plat application, the plat document shall be revised to show the proposed 40 foot wide by 40 foot wide approach along the common lot line between Lot B and Lot C as a "shared approach";
 8. Upon submittal of a Preliminary Plat application, a Utility Master Plan including public and private utilities and utility services to proposed buildings shall be submitted for review and approval;
 9. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show utility easements as needed. In addition, the construction plans shall be revised to show all weather access to the City utilities where applicable;
 10. Upon submittal of a Preliminary Plat application, an Exception shall be obtained to allow a private main to cross another lot or the applicant shall demonstrate that the utilities have been constructed in compliance with City Design Standards, request the City to accept the utility as a public utility and secure within a public utility easement and;
 11. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show the recording information for the existing permanent utility easement to be vacated

STAFF REPORT
February 9, 2012

No. 12PL003 - Layout Plat

ITEM 11

- this plat;
12. Upon submittal of a Preliminary Plat application, the plat document shall be revised to identify a minimum 8 foot wide minor drainage and utility easement along the interior lot line of all lots or an Exception shall be obtained from the City Engineer to waive and/or alter the requirement;
 13. Upon submittal of a Preliminary Plat application, a geotechnical report shall be submitted for review and approval which includes the design of the proposed retaining wall and a slope stability analysis;
 14. 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. In addition, an Erosion and Sediment Control Permit shall be obtained prior to any construction;
 15. Upon submittal of a Preliminary Plat application, a grading plan and a drainage plan in compliance with the Drainage Criteria Manual shall be submitted for review and approval. In particular, the drainage plan shall demonstrate that design flows do not exceed pre-developed rates or adequate detention shall be provided. In addition, the applicant shall verify that downstream improvements are constructed if necessary. The applicant shall also confirm that the location of the retaining wall within a proposed minor drainage easement does not impact drainage. The plat document shall be revised to provide drainage easements as necessary;
 16. Upon submittal of a Preliminary Plat application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 17. 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;
 18. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,
 19. 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 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 create three lots to be known as Lots A, B and C of Symcom Subdivision. The lots are sized, 19.007 acres, 0.72 acres and 1.14 acres, respectively.

The property is located east of the intersection of Haines Avenue and Disk Drive and is bordered on the west and south by Disk Drive. Currently, an existing commercial development is located on proposed Lot A. Proposed Lots B and C are currently void of any structural development.

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

STAFF REPORT
February 9, 2012

No. 12PL003 - Layout Plat

ITEM 11

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 noted the following considerations:

Zoning: The property is currently zoned Light Industrial District. In addition, a small portion of proposed Lots A and B are located within a Planned Development. As previously noted, a commercial development exists on proposed Lot A. As such, upon submittal of the Preliminary Plat application, the applicant must confirm that sufficient open space, landscape points, parking spaces, etc. pursuant to the Rapid City Municipal Code are being provided on proposed Lot A for the existing commercial use located on the lot. In addition, the location of existing signage must be identified to confirm that it remains on-premise signage as a result of the plat. The plat document must be revised if and as needed to ensure compliance with the Rapid City Municipal Code or Variance(s) must be obtained. The applicant should be aware that any development within the previously approved Planned Development must comply with the approved plan or an Amendment to the plan must be obtained.

Disk Drive: Disk Drive is located along the south lot line and a portion of the west lot line of the property. Disk Drive is classified as a collector street on the City's Major Street Plan. Currently, a sewer main does not exist along a portion of the Disk Drive right-of-way as required nor has a sidewalk been constructed along the north side of the street. Upon submittal of a Preliminary Plat application, construction plans must be submitted showing a sewer main along the entire length of Disk Drive as it abuts the property or a Variance to the Subdivision Regulations must be obtained. The applicant has submitted construction plans showing a four foot wide property line sidewalk that diverts from the property line between Stations 0+86 to 2+65 to accommodate an existing manhole within this area. However, the Street Design Criteria Manual requires that the entire design of the sidewalk be constructed along the property line. As such, upon submittal of a Preliminary Plat application, an Exception must be obtained to allow the non-property line sidewalk as identified or the construction plans must be revised accordingly.

Currently, a five foot wide sidewalk exists along the north side of Disk Drive east and west of this property. The approved Rapid City Area Bicycle and Pedestrian Master Plan identifies a sidewalk along all of Disk Drive and recommends a minimum five foot sidewalk to accommodate ADA Accessibility Guidelines. Constructing a five foot wide sidewalk along Disk Drive as it abuts the property will provide a contiguous sidewalk design once connected to the existing sidewalk(s) and will meet the minimum design recommendations of the approved Rapid City Area Bicycle and Pedestrian Master Plan. As such, staff suggests that upon submittal of a Preliminary Plat application, the construction plans be revised to provide a five foot wide sidewalk in lieu of a four foot wide sidewalk along Disk Drive as it abuts the property. The applicant may request oversize costs from the City for the additional one foot width of sidewalk.

STAFF REPORT
February 9, 2012

No. 12PL003 - Layout Plat

ITEM 11

An approach currently exists along Disk Drive and serves as access to the existing commercial development located on proposed Lot A. The applicant is proposing to construct a second approach along Disk Drive to serve as a “shared approach” providing access to proposed Lots B and C. Due to the existing horizontal curve and slope design within this section of Disk Drive, the proposed location of the approach may not meet site distance requirements as per the Street Design Criteria Manual, especially for left-in and left-out movements. As such, upon submittal of a Preliminary Plat application, a traffic analysis must be submitted for review and approval to verify that the proposed shared approach along Disk Drive meets all requirements of the Street Design Criteria Manual. In particular, the traffic analysis must address sight distance(s), minimum traffic safety and identify any street improvements that may be needed. If the traffic analysis identifies that minimum design criteria standards cannot be met, then an Exception to the Street Design Criteria Manual must be obtained or the plat document must be revised showing the elimination and/or relocation of the approach. A site plan must also be submitted for review and approval showing the location of adjacent driveway(s) to illustrate minimum clearance between approaches, sight triangles from proposed approach locations, etc. pursuant to the Street Design Criteria Manual. In addition, the plat document must be revised to show a non-access easement along Disk Drive except for the approved approach location(s).

Existing 40 foot wide Easement for Access and Utilities: A 40 foot wide Easement for Access and Utilities currently exists within the southeast corner of the property and provides a second point of access to the commercial development located on proposed Lot A. The Access and Utility Easement is classified as a commercial street requiring that it be located within a minimum 59 foot wide easement width and constructed with a minimum 26 foot wide paved surface, curb, gutter, street light conduit, sidewalk, water and sewer. The 40 foot wide easement is currently constructed as a driveway. As such, upon submittal of the Preliminary Plat application, road construction plans for the “40 foot wide existing easement for access and utilities” must be submitted for review and approval showing the easement with a minimum 59 foot width 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 must be obtained.

Utilities: A 10 inch water main currently exists along Disk Drive and serves the property. In addition a private 8 inch sanitary sewer line has been extended across the property to serve the existing commercial development located on the eastern portion of the property. As a result of the plat, the private main will extend across proposed Lot C to serve the commercial development existing on proposed Lot A. The Design Criteria Manual states that a private line may not cross another lot to serve a property. As such, upon submittal of a Preliminary Plat application, an Exception must be obtained to allow a private main to cross another lot or the applicant must demonstrate that the utilities have been constructed in compliance with City Design Standards, request the City to accept the utility as a public utility and secure the utility within a public utility easement. In addition, all weather access must be provided to the utility.

The applicant must also confirm if any existing utilities on the property must be relocated, lowered and/or insulated due to the re-grading of the site and the addition or retaining walls and/or insufficient bury depth. In addition, upon submittal of a Preliminary Plat application, a Utility Master Plan including public and private utilities and utility services to proposed

STAFF REPORT
February 9, 2012

No. 12PL003 - Layout Plat

ITEM 11

buildings must be submitted for review and approval.

Drainage/Grading: As part of the Preliminary Plat application, a grading plan and a drainage plan in compliance with the Drainage Criteria Manual must be submitted for review and approval. In particular, the drainage plan must demonstrate that design flows do not exceed pre-developed rates or adequate detention must be provided. In addition, the applicant must verify that downstream improvements are constructed if necessary. The applicant must also confirm that the location of the retaining wall within a proposed minor drainage easement does not impact drainage.

Staff recommends that upon submittal of the Preliminary Plat application, a drainage and grading plan be submitted for review and approval as identified. In addition, the plat document must 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. 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. 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.