

STAFF REPORT  
March 22, 2012

**No. 12PL009 - Layout Plat**

**ITEM 14**

GENERAL INFORMATION:

APPLICANT	Franklin O. Simpson
PROPERTY OWNER	Franklin O. Simpson
REQUEST	<b>No. 12PL009 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	A portion of the unplatted portion of the S1/2 of the NE1/4 lying south of Interstate 90 and the unplatted portion of the N1/2 of the SE1/4 located in Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract R of Fountain Springs Business Park
PARCEL ACREAGE	Approximately 3.507 acres
LOCATION	On the south side of North Plaza Drive approximately 450 feet east of the intersection of Fountain Plaza Drive and North Plaza Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Agriculture District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/24/2012
REVIEWED BY	Vicki L. Fisher / Brandon Quiett

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, road construction plans for North Plaza Drive shall be submitted for review and approval. In particular, the road construction plans shall show North Plaza Drive located in a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk and street light conduit or a Variance to the Subdivision Regulations shall be obtained. In addition, the Preliminary Plat document shall show the dedication of an additional 17 feet of right-of-way as shown on the Layout Plat;

STAFF REPORT  
March 22, 2012

---

**No. 12PL009 - Layout Plat**

**ITEM 14**

---

2. Upon submittal of a Preliminary Plat application, a geotechnical analysis for sub-grade and pavement section design shall be submitted for review and approval if additional pavement width is required;
3. 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 if subdivision improvements are required. In addition, an Erosion and Sediment Control Permit shall be obtained prior to any construction;
4. 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 include an analysis demonstrating the Deadwood Avenue Drainage Basin's capacity to accommodate stormwater flows from the development or on-site detention facilities shall be provided. In addition, the plat document shall be revised to provide drainage easements as necessary;
5. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval if subdivision improvements are required;
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 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 a 3.507 acre lot leaving an unplatted non-transferable balance. The lot is to be known as Tract R, Fountain Springs Business Park.

The applicant has also submitted a Comprehensive Plan Amendment to the Future Land Use Plan (File #12CA002) to change the land use designation from commercial to residential. In addition, the applicant has submitted a Rezoning request (File #12RZ004) to change the zoning designation of the property from General Agriculture District to Medium Density Residential District.

The property is located on the south side of North Plaza Drive approximately 450 feet east of the intersection of Fountain Plaza Drive and North Plaza Drive. Currently, the property is 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 information provided. All applicable Subdivision Regulations, Zoning Regulations, Street

STAFF REPORT  
March 22, 2012

---

**No. 12PL009 - Layout Plat**

**ITEM 14**

---

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 has noted the following considerations:

**North Plaza Drive:** North Plaza Drive is located along the north lot line of the property and is classified as a minor arterial street on the City's Major Street Plan requiring that the street 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, North Plaza Drive is located within a 66 foot wide right-of-way and constructed with a 24 foot wide paved surface, water and sewer. The Layout Plat shows the proposed dedication of 17 additional feet of right-of-way along North Plaza Drive as it abuts the proposed lot.

Upon submittal of a Preliminary Plat application, road construction plans for North Plaza Drive must be submitted for review and approval. In particular, the road construction plans must show North Plaza Drive located in a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk and street light conduit or a Variance to the Subdivision Regulations must be obtained. In addition, the Preliminary Plat must show the dedication of an additional 17 feet of right-of-way as shown on the Layout Plat.

**Geotechnical Analysis:** A geotechnical analysis for sub-grade and pavement section design must be submitted for review and approval if additional pavement width is required. Staff recommends that the geotechnical analysis be submitted upon submittal of a Preliminary Plat application.

**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 include an analysis demonstrating the Deadwood Avenue Drainage Basin's capacity to accommodate stormwater flows from the development or on-site detention facilities must be provided. 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 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

STAFF REPORT  
March 22, 2012

---

**No. 12PL009 - Layout Plat**

**ITEM 14**

---

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.

Summary: The proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.