

STAFF REPORT

January 23, 2003

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**No. 02PL123 - Preliminary Plat**

**ITEM 11**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 02PL123 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	The unplatted portion of the SW1/4 of SW1/4 and a portion of SE1/4 of SW1/4, NW1/4 of SW1/4, and NE1/4 of SW1/4, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 7, Block 2; Lots 1 thru 3, Block 3; and dedicated streets, all located in Tower Ridge 2 Subdivision, Section 23, T1N, R7E, BHM, Pennington Count, South Dakota
PARCEL ACREAGE	Approximately 21.1836 acres
LOCATION	East of Highway 16 and 1/4 mile north of Catron Boulevard
EXISTING ZONING	General Commercial District with Planned Development Designation
SURROUNDING ZONING	
North:	General Commercial District w/Planned Commercial Development/Office Commercial District w/Planned Commercial Development
South:	General Commercial District w/Planned Commercial Development
East:	Park Forest District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/22/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the **February 6, 2003 Planning Commission meeting to allow the item to be heard in conjunction with a Variance to the Subdivision Regulations request.**

GENERAL COMMENTS:

**This item was continued at the December 19, 2003 Planning Commission meeting to**

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**allow the applicant to submit additional information. This Staff Report has been revised as of January 14, 2003. All revised and/or added text is shown in bold print.**

The applicant has submitted a Preliminary Plat to subdivide the subject property into ten commercial lots. The lots will range in size from 1.0577 acres to 3.6328 acres and are the second phase of a commercial development known as "Tower Ridge". On June 20, 2002, the Planning Commission approved a Preliminary and Final Plat to subdivide 21.658 acres located directly north of the subject property to create twelve commercial lots as phase one of the development. (To date, the City Council has not approved the Preliminary and Final Plat for phase one.)

The property is located east of U.S. Highway 16 approximately one-quarter mile north of Catron Boulevard and is currently void of any structural development.

## STAFF REVIEW:

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

Geotechnical Report and Drainage Plan: The Engineering Division has indicated that an updated geotechnical report and a revised drainage plan must be submitted for review and approval. In addition, the plat document must be revised to show additional and/or revised drainage easements as necessary. In particular, the plat document must be revised labeling what appears to be a major drainage easement located between Lot 1 and Lot 2 of Block 3. A public drainage easement must also be provided on the property located directly east of the subject property to accommodate run-off from the site.

Utilities: The Engineering Division has indicated that a force main will be necessary to sewer the lots along Rockrimmon Road. A design report for the pressure sewer design must be submitted for review and approval. In addition, the design engineer of record must certify the installation, start-up and testing of each grinder pump unit and pressure sewer system.

The construction plans show the sewer line being extended south along Promise Road, diverting west between Lots 2 and 3 of Block 3 and then continuing south within the U.S. Highway 16 right-of-way. Sewer lines must also be provided within the balance of the U.S. Highway 16 right-of-way, as it abuts the subject property, and Promise Road right-of-way or a Variance to the Subdivision Regulations must be obtained. The Engineering Division has also indicated that access to the manholes located within the U.S. Highway 16 right-of-way must be provided. **On January 10, 2003, the applicant submitted a Variance to the Subdivision Regulations to waive the requirement to install sewer lines as identified above.**

The Engineering Division has also indicated that a revised water plan must be submitted for review and approval. Since the water main and pressure sewer both require that they be buried a minimum of six feet, care must be taken to avoid conflict. There must be a minimum separation of 18 inches between the utilities with concrete encasement(s). **On January 10, 2003, the applicant submitted a Variance to the Subdivision Regulations request to waive the requirement to install a water main in U.S. Highway 16 right-of-way as it extends north from Promise Road.**

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It is recommended that the applicant submit a Master Plan demonstrating water, sewer and road connections to the parcel(s) located to the east of the subject property. The construction plans submitted with this phase of the development show a portion of the future construction of Promise Road located directly south of the subject property. It appears that the future construction of Promise Road, including the sewer lines, will encroach into areas where existing private utilities are currently located within U.S. Highway 16 right-of-way. Any work within the right-of-way will require a permit from the South Dakota Department of Transportation.

Fire Department: The Fire Department has indicated that the proposed fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access. In particular, the cul-de-sac located at the end of Rockrimmon Road must have a minimum 92 foot pavement diameter and must not exceed a 3% cross slope. The applicant also has the option of providing a hammerhead turnaround in lieu of the proposed cul-de-sac. **On January 10, 2003, the applicant submitted a Special Exception request to allow a 110 foot right-of-way with a 90 foot pavement diameter in lieu of a 92 foot pavement diameter as identified above. The Fire Department has reviewed the request and indicated that the proposed 90 foot diameter will be sufficient to turn fire apparatus. As such, staff is recommending that the Special Exception be granted.**

Promise Road: Promise Road, extending west from U.S. Highway 16, will serve as access to the property. Promise Road is classified as a collector road on the Major Street Plan. The road construction plans show Promise Road being constructed with a 60 foot wide right-of-way and a 24 foot wide paved surface to accommodate two 12 foot wide lanes. This meets the minimum design standards for a collector road without on-street parking. The Engineering Division has indicated that the construction plans must be revised to show a sidewalk along the east side of Promise Road as it extends south from the intersection of Rockrimmon Road or a Variance to the Subdivision Regulations must be obtained. The Engineering Division has also indicated that the Subdivision Regulations Variance may be supported to allow a sidewalk on one side of the street for this portion of Promise Road; however, the sidewalk must be constructed along the east side of the street due to the location of a retaining wall proposed to be constructed along the west side of this portion of Promise Road. The Engineering Division has also indicated that a three dimensional sight distance evaluation of the retaining wall must be submitted for review and approval in order to determine the impacts of the proposed retaining wall along Promise Road. (A note on the construction plans indicates that the retaining wall will not exceed four feet; however, the actual height of the retaining wall is not shown.) **On January 10, 2003, the applicant submitted a Variance to the Subdivision Regulations to waive the requirement to construct a sidewalk on the west side of Promise Road as it extends south from Rockrimmon Road.**

The Engineering Division has also indicated that a shared approach in alignment with Rockrimmon Road must be provided for Lots 2 and 3 of Block 3 or a minimum 75 foot separation between driveway(s) and/or approaches must be maintained. In addition, the

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Engineering Division has indicated that a temporary turnaround must be provided at the phasing limits or, in this case, the southern most terminus of Promise Road.

The applicant has requested a Special Exception to the Street Design Criteria Manual to reduce the stopping sight distance on Promise Road as it abuts with U.S. Highway 16. The Engineering Division has indicated that the proposed distance meets the minimum requirements of the 2001 American Association of State Highway Transportation Officials (AASHTO) Standards, a nationally recognized standard, and, as such, is recommending that the Special Exception be granted.

The road construction plans also show three 12 foot lanes within the first 100 feet of the Promise Road right-of-way as it extends east from U.S. Highway 16. The Traffic Engineer has indicated that the northern most lane must be a right turn only lane and signed accordingly. The center lane will function as a thru lane and a left turn lane. The southern most lane will be an ingress lane for traffic entering the property. A striping plan demonstrating the function of the three lanes as identified must be submitted for review and approval. The Promise Road/U.S. Highway 16 intersection will be a signalized intersection. As such, signal heads, a stop sign and a street name sign must be installed for this east leg before it is opened to the public. The City will be installing signal heads for the west leg of the intersection before the signal will become operational. It should be noted that the signal will be in a "flash mode" unless pre-empted by emergency vehicles. This will continue until the intersection meets warrants for a fully operational signal.

The South Dakota Department of Transportation has indicated that access to U.S. Highway 16 is being analyzed as part of a corridor study for this section of roadway. The South Dakota Department of Transportation has also indicated that an approach permit must be obtained for any proposed access to lots adjacent to U.S. Highway 16. In addition, the South Dakota Department of Transportation has indicated that construction plans for the proposed deceleration lanes within the U.S. Highway 16 right-of-way must be submitted for review and approval prior to City Council approval of the Preliminary Plat.

**Rockrimmon Road:** Rockrimmon Road extends east from Promise Road and will serve as access to four commercial lots located in the southeast corner of the property. Rockrimmon Road is classified as an Industrial Street requiring a minimum 59 foot wide right-of-way with a minimum 26 foot wide paved surface. The construction plans show Rockrimmon Road as a subcollector road with a 47 foot wide right-of-way and a 22 foot wide paved surface. Prior to Planning Commission approval of the Preliminary Plat, staff is recommending that the construction plans be revised accordingly or a Special Exception to the Street Design Criteria Manual be obtained. **On January 10, 2003, the applicant submitted a Special Exception request to allow Rockrimmon Road to be constructed with a 47 foot wide right-of-way and a 22 foot wide paved surface. Since the adjacent properties are zoned General Commercial with a Planned Commercial Development, off-street parking must be provided. As such, staff is recommending that the Special Exception be granted.**

Staff is recommending that the Preliminary Plat be continued to the **February 6, 2003 Planning Commission meeting to be heard in conjunction with the Subdivision**

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**Regulation Variances and the Special Exception requests as outlined above.**