

STAFF REPORT

May 24, 2001

No. 01PL037 - Layout Plat

ITEM 22

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Harold Bies
REQUEST	No. 01PL037 - Layout Plat
LEGAL DESCRIPTION	Lots 3-20, Block 1; Lots 1-5, Block 2 and Lots 1-3, Block 3, MJK Subdivision (formerly Parcel A of MJK Subdivision), Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 41.6 Acres
LOCATION	Northwest corner of the intersection of U.S. Highway 79 South and Catron Boulevard
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Low Density Residential District with PRD
South:	Public District
East:	Light Industrial District/Heavy Industrial District
West:	Low Density Residential District/General Commercial District
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Upon submittal of the Preliminary Plat, grading plans and a complete drainage plan shall be submitted for review and approval;
2. Upon submittal of the Preliminary Plat, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval. In particular, the sewer plans shall show a connection to the property located to the north of the subject property;
3. Upon submittal of the Preliminary Plat, water plans prepared by a Registered Professional Engineer shall be submitted showing the extension of water mains for review and approval;
4. Upon submittal of the Preliminary Plat, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. In particular, a complete street design plan shall be submitted showing the location of utilities, storm drainage, curb and gutter, and sidewalk improvements;

STAFF REPORT

May 24, 2001

No. 01PL037 - Layout Plat

ITEM 22

South Dakota Department of Transportation Recommendation:

5. Upon submittal of the Preliminary Plat, a grading plan shall be submitted for review and approval for the proposed approach location(s) along Catron Boulevard;
6. Prior to City Council approval of the Preliminary Plat, approach permits shall be obtained;
7. Prior to constructing and/or improving the service road located along S. D. Highway 79, a permit to work in the right-of-way shall be obtained;

Fire Department Recommendation:

8. Upon submittal of the Preliminary Plat, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval;

Transportation Division Recommendation:

9. Upon submittal of the Preliminary Plat, the plat shall be revised to show non-access easements along S. D. Highway 79 and Catron Boulevard except for the approved approach locations;

Emergency Services Communication Center Recommendation:

10. Upon submittal of the Preliminary Plat, the plat shall be revised identifying the road names;

Register of Deed's Office Recommendation:

11. Upon submittal of the Preliminary Plat, the plat shall be revised to read "MJK Subdivision #2";

Urban Planning Division Recommendations:

12. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
13. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fee shall be paid.

GENERAL COMMENTS: The applicant has submitted a Layout Plat to subdivide approximately 41.6 acres into 28 commercial lots. The lots will range in size from .67 acres to 3.2 acres. The property is located at the northwest corner of the intersection of Catron Boulevard and S. D. Highway 79 and is currently void of any structural development.

In 1994, Layout Plat #2075 was approved to subdivide the subject property into 22 commercial lots. The Layout Plat was approved with the stipulation that a road be extended to the west lot line to connect with an existing road located in The Meadows Subdivision. The revised Layout Plat identifies the road extension as required.

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

STAFF REPORT

May 24, 2001

No. 01PL037 - Layout Plat

ITEM 22

level of detail that is provided. All specific details of the subdivision may not be addressed at the Layout Plat but the major concerns and issues are identified based on the 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 has noted the following considerations:

Access: S. D. Highway 79 is located along the east lot line and Catron Boulevard is located along the south lot line of the subject property. Currently, an approach is located along S. D. Highway 79 to the subject property. The plat identifies that the approach will be closed and that Heartland Drive, extending south from Minnesota Street, will serve as access to the northern portion of the property. Heartland Drive is located parallel to S. D. Highway 79 and functions as a service road to S. D. Highway 79. In addition, the plat identifies one approach along the southern portion of the property to Catron Boulevard. The South Dakota Department of Transportation has indicated that their initial review of the proposed use of the service road meets with their approval. The South Dakota Department of Transportation has also indicated that a grading permit must be submitted for review and approval to insure that the grade of the approach along Catron Boulevard coordinates with the future improvements of the Catron Boulevard/S. D. Highway 79 interchange. In addition, the South Dakota Department of Transportation has indicated that approach permit must be obtained for the proposed approach location. The final approval of the proposed approach may require an alignment with an existing approach located south of Catron Boulevard that serves as access to the State Highway Patrol property. In addition, separation requirements must be maintained between existing and the proposed approach and between the proposed ramp/signal to be located along Catron Boulevard. The Transportation Division has indicated that a non-access easement must be identified along S. D. Highway 79 and Catron Boulevard except for the approved approach location.

Grading Plan and Drainage Plan: The Engineering Division has indicated that a grading plan and a drainage plan must be submitted for review and approval. Staff is recommending that a grading plan and a drainage plan be submitted as identified upon submittal of the Preliminary Plat.

Water and Sewer System: Plans prepared by a Registered Professional Engineer must be submitted showing the extension of water mains and sewer lines. In particular, the sewer plans must show a connection to the property located north of the subject property. Upon Preliminary Plat submittal, this information must be submitted to the Engineering Division for review and approval.

Plat Labeling:

The Register of Deed's Office has indicated that the plat must be revised to read " MJK Subdivision #2". In addition, the Emergency Services Communication Center has indicated that road names must be shown on the plat. Staff is recommending that the plat be revised

STAFF REPORT

May 24, 2001

No. 01PL037 - Layout Plat

ITEM 22

and road names be shown upon submittal of the Preliminary Plat.

Subdivision Improvements: In conjunction with the Preliminary Plat application, complete engineering plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. These plans shall include construction plans in compliance with City Standards and the Street Design Criteria Manual for all subdivision improvements. The Fire Department has indicated that upon submittal of the Preliminary Plat, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, must be submitted for review and approval.

Staff believes that this proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.