

STAFF REPORT

September 20, 2001

No. 01PL072 - Layout and Preliminary Plat

ITEM 5

GENERAL INFORMATION:

PETITIONER	Centerline Inc. for Heartland Development Group LLC
REQUEST	No. 01PL072 - Layout and Preliminary Plat
LEGAL DESCRIPTION	Lots 1 thru 10 and Drainage Lot 11 in Block 1 and Lots 1 thru 12 in Block 2 of Northstar Industrial Park Subdivision located in the NE1/4 of the NE1/4 of Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 38 acres
LOCATION	Southwest of Seger Drive and Dyess Avenue intersection
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Light Industrial District/County
South:	General Agriculture District
East:	Light Industrial District
West:	Heavy Industrial District
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, revised topographic information shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, a complete grading plan and a drainage plan shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, a storm sewer design plan shall be submitted for review and approval. The plan may include the use of corrugated metal pipe in lieu of re-enforced concrete pipe along Seger Drive and Dyess Avenue upon submission of information demonstrating that the corrugated metal pipe meets the minimum required standards;
4. 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 Engineering Division;
5. Prior to Preliminary Plat approval by the City Council, the plat shall be revised to show a non-access easement on Lot 3 of Block 1, 208 feet back from the

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intersection, and along Dyess Avenue 193 feet back from the intersection. The accesses for Lot 3, Block 1 shall be shared with the accesses for Lot 2, Block 1 and Lot 4, Block 1. In accordance with the Street Design Criteria Manual, a non-access easement shall be shown along the Seger Drive frontage for Lot 9, Block 2, Lot 1, Block 1 and Lot 2, Block 1 (accept for the shared approach location with Lot 3, Block 1). A non-access easement shall be shown on the Dyess Avenue frontage for Lot 1, Block 2 and Lot 6, Block 1. In addition, a non-access easement shall be shown along the North Star Boulevard frontage 125 feet back from the intersection with Dyess Avenue and Seger Drive on Lots 9, Block 2, Lot 1, Block 1, Lot 1, Block 2 and Lot 6, Block 1;

6. Prior to Preliminary Plat approval by the City Council, the plat shall be revised to provide a road connection to the south lot line. In addition, road construction plans for the street shall be submitted for review and approval;
7. Prior to Final Plat approval by the City Council, Seger Drive and Dyess Avenue shall be improved to minor arterial road standards or a waiver of right to protest any future assessment on the subject property shall be signed;
8. Prior to Final Plat approval by the City Council, the interior road(s) shall be constructed to industrial road standards or surety shall be posted for the improvement;

Fire Department Recommendation:

9. Prior to Preliminary Plat approval by the City Council, the road construction plans for the road connection to the south shall include a temporary turnaround at the end of the roadway in accordance with the minimum requirements of the Street Design Criteria Manual and approved by the Fire Department;
10. Prior to Preliminary Plat approval by the City Council, a site plan shall be submitted showing the location of proposed fire hydrants on the subject property;
11. All provisions of the Uniform Fire Code shall be met;

Emergency Services Communication Center Recommendation:

12. Prior to Final Plat approval by the City Council, a revised road name shall be submitted for review and approval. In addition, the plat shall be revised to reflect the approved road name;

Urban Planning Division Recommendations:

13. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
14. 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 and Preliminary Plat request proposing to subdivide the subject property into 20 lots. **(The applicant had originally proposed to subdivide the property into 23 lots. On August 1, 2001, the applicant submitted a revised plat eliminated three of the lots.)** The subject property is located in the southwest corner of the intersection of Seger Drive and Dyess Avenue, and is currently void of any structural development.

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The applicant has also submitted a request to rezone the above legally described property from General Agriculture District to Light Industrial District. (See companion item #01RZ046.) The applicant has indicated that the property will be developed as an industrial park.

STAFF REVIEW: This item has been continued several times since the August 9, 2001 Planning Commission meeting at the applicant's request. This Staff Report has been revised as of September 7, 2001. All revised or added text is shown in bold print. Staff met with the applicant and his consultant on July 30, 2001 to discuss issues relative to the proposed plat. **On August 1, 2001, the applicant submitted a revised plat eliminating three of the proposed lots and eliminating three 25 foot wide access, utility and drainage easement(s) to the lots. On August 20, 2001, the applicant and his consultant met again with staff to further discuss issues relative to the proposed plat. The following is a summary of staff's review.**

Road Issues: Seger Drive and Dyess Avenue are classified as minor arterial roads on the Major Street Plan. Prior to Final Plat approval, Seger Drive and Dyess Avenue must be improved to minor arterial road standards. In lieu of improving the roadways as identified, a Variance to the Subdivision Regulations must be obtained, a waiver of right to protest any future assessment on the subject property must be signed by the applicant or surety must be posted for the improvement.

Chapter 16.12 of the Subdivision Regulations states that "the street pattern shall be in conformity with a plan for the most advantageous development of the entire neighborhood area. Sufficient proposed streets shall be extended as far as the boundary lines of the tract to be subdivided in order to ensure normal circulation of traffic within the vicinity". As such, staff is recommending that the proposed plat be revised to provide a road connection to the **south lot line**. As the adjacent properties develop and/or redevelop, the street will function as local road allowing for the normal circulation of traffic between the properties and alleviating traffic along Seger Drive and Dyess Avenue. Prior to City Council approval, the Preliminary Plat and engineering plans must be revised accordingly and submitted for review and approval. **In addition, the road must be constructed to industrial road standards with a minimum 59 foot wide right-of-way and a 26 foot wide paved surface, curb, gutter, street light conduit and sewer and water lines extended. Any variation from this design will require that a Variance to the Subdivision Regulations or Special Exception to the Street Design Criteria Manual be obtained.**

The Engineering Division has indicated that the plat must also be revised to show a non-access easement along Seger Drive and Dyess Avenue except for approved approach location(s). In addition, non-access easements must be shown along Lots 1 and 6, of Block 1 and Lots 1 and 9 of Block 2 except for approved approach locations to insure adequate separation between the approach(s) and the Seger Drive/ Dyess Avenue intersections with the proposed interior road.

Sewer and Water: City sewer and water must be extended to the subject property as required by Chapter 16.16 of the Subdivision Regulations. The applicant has indicated that on-site

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wastewater (holding tanks) may be utilized in the initial stages of the development. The Engineering Division has indicated that operation and maintenance agreements for the holding tanks must be signed by the applicant to insure that the holding tanks will function adequately. (The design of the individual holding tank will be reviewed as a part of the building permit procedure.)

Storm Sewer: The applicant is proposing to use corrugated metal pipe for the drainage crossings along Seger Drive and Dyess Avenue in lieu of re-enforced concrete pipe. The Engineering Division has indicated that a storm sewer design plan must be submitted for review and approval to determine if the alternate pipe will meet the minimum required standards.

Uniform Fire Codes: The Fire Department has indicated that all Uniform Fire Code requirements must be met. In particular, Section 903.2 of the Uniform Fire Code states that "an approved water supply capable of supplying the required fire flow protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the Chief". Prior to issuance of a building permit for on-site construction using combustible material(s), an approved water supply must be provided. Section 903.3 of the Uniform Fire Code states that the "water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems". The applicant should be aware that prior to issuance of a building permit for on-site construction using combustible material(s), an approved water supply must be provided as required by the Uniform Fire Code.

Topographic Information/ Grading and Drainage Plan: The Engineering Division has indicated that revised topographic information must be submitted for review and approval. The Engineering Division has requested that topographic drawings for site design be based on actual current field survey data rather than from large scale air photogrammetry. The drainage system proposed relies on overland conveyance of all flows from the lots to the streets. The Engineering Division does not feel that the accuracy of aerial maps is adequate for this type of design.

In addition, a complete grading plan and a drainage plan must be submitted for review and approval. The grading plan must identify the conveyance of the drainage from the individual lots to the street(s) and to the on-site detention facility.

Road Name: The Emergency Services Communication Center has indicated that the proposed name for the interior road, "Northstar", is already used within another development. As such, the applicant must submit a different name for the proposed road to the Emergency Services Communication Center for their review and approval prior to Final Plat approval. In addition, the plat must be revised to show the approved road name.

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