

STAFF REPORT

January 9, 2003

No. 02PL129 - Layout Plat

ITEM 28

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 02PL129 - Layout Plat
EXISTING LEGAL DESCRIPTION	The balance of Parcel B MJK Subdivision less the Meadows Subdivision and less right-of-way, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots B1, B2 and B3, MJK Subdivision, located in the NW1/4 of the SE1/4 of Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 25.74 acres
LOCATION	Along Preakness Street between Field View Drive and the Truck Bypass
EXISTING ZONING	Medium Density Residential District/General Commercial District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Public District
East:	General Commercial District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/13/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Layout Plat be continued to the February 6, 2003 Planning Commission meeting to allow the applicant to revise the plat document and to submit additional information.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide the subject property into 23 lots. The 13 most northern lots are currently zoned Medium Density Residential District and the southern ten lots are zoned General Commercial District. The property is located approximately 650 feet west of the Catron Boulevard/Cambell Street intersection on the north side of Catron Boulevard and is currently void of any structural development.

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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 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 City Code or the Street Design Criteria Manual 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:

Catron Boulevard: The plat document identifies the construction of an approach along Catron Boulevard to serve as a southern access point to the site. The approach is located approximately 1,100 feet west of the Catron Boulevard/Cambell Street intersection. None of the adopted City land use plans or studies identify an approach along Catron Boulevard within this area. In addition, the South Dakota Department of Transportation has indicated that the approach does not match any of the previously determined access points to Catron Boulevard. The South Dakota Department of Transportation has also indicated that the approach location does not meet spacing criteria established by the South Dakota Administrative Rules (70.90) for road design. As such, staff is recommending that the Layout Plat be continued to the February 20, 2003 Planning Commission meeting to allow the applicant to revise the plat document eliminating the approach onto Catron Boulevard.

Collector Streets: The plat document identifies two east-west streets located through the subject property. The two streets are identified as collector streets on the City's Major Street Plan. The collector road located within the northern half of the property will serve as access to residential land use(s). As such, the street must be constructed with a minimum 76 foot wide right-of-way and a 40 foot wide paved surface in order to provide for on-street parking within a residential area as required by the Street Design Criteria Manual.

The plat document also identifies that the collector road will serve as exclusive access to six of the residential lots. Upon Preliminary Plat submittal, a Special Exception must be obtained to allow direct access from a collector road resulting in backing into the right-of-way of a collector road or the plat document must be revised accordingly. In addition, a Special Exception to the Street Design Criteria Manual must be obtained to allow access from any street that is not the lesser order street.

The collector road located within the southern half of the property will serve as access to commercial land use(s). As such, the street must be constructed with a minimum 60 foot wide right-of-way and a 24 foot wide paved surface. This meets the requirements of a collector road without on-street parking.

Upon Preliminary Plat submittal, road construction plans for the two roadways must be

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submitted for review and approval as identified or a Special Exception to the Street Design Criteria Manual must be obtained.

Preakness Street: The plat document identifies the extension of Preakness Street to serve as a northern point of access to the subject property. That portion of Preakness Street located within the commercial area must be constructed with a minimum 59 foot wide right-of-way and a 36 foot wide paved surface. The street design may transition into a 52 foot wide right-of-way with a 27 foot wide paved surface within the residential area as required by the Street Design Criteria Manual. Upon Preliminary Plat submittal, road construction plans for Preakness Street must be submitted as identified or a Special Exception to the Street Design Criteria Manual must be obtained.

Section Line Highway: A east-west section line highway is located in the southern half of the property. Upon Preliminary Plat submittal, road construction plans for the section line highway must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. The applicant also has the option of vacating the section line highway.

Drainage: The Engineering Division has indicated that a conceptual drainage plan must be submitted with the Layout Plat in order to determine if the lot layout will be affected. There are multiple drainage sources that need to be accounted for as well as interim drainage facilities that may be needed. Upon submittal of a Preliminary Plat, a detailed drainage, grading, sediment and erosion control plan must be submitted for review and approval. The drainage plan must account for all local and off-site flows impacting this area as well as major drainage per the preliminary drainage basin design plan report for this area.

Utilities: The Engineering Division has indicated that water and sewer plans must be submitted for review and approval upon submittal of the Preliminary Plat. In addition, off-site sanitary sewer construction must be in place to facilitate this development. Upon Preliminary Plat submittal, the applicant must identify any proposed construction and/or agreements that are in place for this construction.

Fire Department: The Fire Department has indicated that all streets, cul-de-sacs and turnarounds must be in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants will be required as per City Standards and the Uniform Fire Code. The fire hydrants must be in place and operational prior to any building construction. Minimum residential and/or commercial fire flows must be provided as needed. The commercial fire flows may be increased depending upon building construction and size. In addition, the Fire Department has indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the Uniform Fire Code be continually met.

Plat Labeling: The Emergency Services Communication Center has indicated that prior to Final Plat approval, the plat document be revised to show the "Truck Bypass" as "E. Catron Boulevard". In addition, road names for the interior streets must be submitted for review and approval and the plat document must be revised to show the approved road names.

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Staff is recommending that the Layout Plat be continued to the February 6, 2003 Planning Commission meeting to allow the applicant to submit a revised plat document elimination the approach onto Catron Boulevard and to submit additional information as identified above.