

STAFF REPORT

March 25, 2004

No. 04PL017 - Layout Plat

ITEM 3

GENERAL INFORMATION:

PETITIONER	Renner & Associates for Summit Inc.
REQUEST	No. 04PL017 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lots 1R Revised and 2R Revised of Summit Industrial Park and the balance of Lot X of Lot H2 located in NW1/4 SW1/4 Section 22, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract A and Tract B Summit Industrial Park and the balance of Lot X of Lot H2 located in NW1/4 SW1/4 Section 22, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 12.44 acres
LOCATION	Along Deadwood Avenue
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	No Use District
South:	General Agriculture District
East:	No Use District
West:	General Agriculture District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	02/27/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

1. Upon Preliminary Plat submittal, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall include drainage flows from property located north of the subject property. The drainage plan shall also include any inundation limits within the southeast corner of the property and onsite detention if necessary. In addition, the plat shall be revised to show drainage easements as needed;
2. Upon submittal of a Preliminary Plat, the plat document shall be revised to show non-access easements as per the Street Design Criteria manual. In particular, the plat

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- document shall show a non-access easement along Deadwood Avenue except for one approved approach to Tract B. Access to Tract A from Deadwood Avenue shall require a Special Exception to the Street Design Criteria Manual to allow access from a street that is not the lesser order street;
3. Upon submittal of a Preliminary Plat, a utility master plan shall be submitted for review and approval. The utility master plan shall include the location of private utilities such as telephone, electric, gas, etc.;
 4. Upon submittal of a 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 addition, the applicant shall coordinate the location of sewer service tap(s) along Lange Road with the South Dakota Department of Transportation road construction project. If an on-site waste-water system is proposed, then a plan prepared by a Registered Professional Engineer shall be submitted for review and approval. In addition, a wastewater permit shall be obtained from the South Dakota Department of Natural Resources for any onsite commercial and/or industrial use(s);
 5. Upon submittal of a Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval. If a shared well is proposed then it shall be designed as a public water system or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show utility easement(s) as needed;
 6. Prior to submittal of a Final Plat, water and sewer supplemental tap fees shall be paid to the South Dakota of Transportation if required;
 7. Upon submittal of a Preliminary Plat, construction plans for Deadwood Avenue as a principal arterial street shall be submitted for review and approval. In particular, Deadwood Avenue shall be constructed with a minimum 36 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 8. Upon submittal of a Preliminary Plat, construction plans for Lange Road as a minor arterial street shall be submitted for review and approval. In particular, Deadwood Avenue shall be constructed with a minimum 36 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 9. Upon submittal of a Preliminary Plat, a subdivision cost estimate shall be submitted for review and approval;
 10. 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 or a Variance to the Subdivision Regulations shall be obtained;
 11. All Uniform Fire Codes shall be continually met; and,
 12. Upon submittal of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

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GENERAL COMMENTS:

The applicant has submitted a Layout Plat to reconfigure two existing lots to be known as Tract A and Tract B of Summit Industrial Park. The property is located in the northeast corner of the Deadwood Avenue/Lange Road intersection. Currently, two commercial buildings and several fuel and propane tanks are located on proposed Tract B. Proposed Tract A is currently 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 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:

Drainage: Staff has noted that a drainage plan must be submitted for review and approval. In particular, the drainage plan must address drainage flows from property located north of the subject property. The drainage plan must also include any inundation limits within the southeast corner of the property and on-site detention if necessary. Staff is recommending that a drainage plan be submitted for review and approval as identified upon submittal of a Preliminary Plat. In addition, the plat must be revised to show drainage easements as needed.

Sewer: Staff has noted that sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines must be submitted for review and approval. The South Dakota Department of Transportation has identified the construction of Lange Road located along the south lot line of the subject property as a State road construction project. As such, the applicant must coordinate the location of sewer service tap(s) along Lange Road with the South Dakota Department of Transportation. If an on-site waste-water system is proposed, then a plan prepared by a Registered Professional Engineer must be submitted for review and approval. In addition, a wastewater permit must be obtained from the South Dakota Department of Natural Resources for any on-site commercial and/or industrial use(s). Staff is recommending that the sewer plans be submitted for review and approval as identified upon submittal of a Preliminary Plat.

Water: Staff has noted that water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval. If a

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shared well is proposed on an interim basis, than it shall be designed as a public water system or a Variance to the Subdivision Regulations shall be obtained. Staff is recommending that a water plan be submitted for review and approval as identified upon submittal of a Preliminary Plat. In addition, the plat document must be revised to show utility easement(s) as needed.

Deadwood Avenue: Deadwood Avenue is located along the west lot line of the subject property and is classified as a principal arterial street on the City's Major Street Plan. As such, Deadwood Avenue must be located within a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Upon submittal of a Preliminary Plat, road construction plans for Deadwood Avenue must be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

The Layout Plat identifies an approach to Tract A and a separate approach to Tract B along Deadwood Avenue. However, Lange Road located along the south lot line is the lesser order street. As such, access to both lots must be exclusively from Lange Road or a Special Exception to the Street Design Criteria Manual must be obtained. Staff is recommending that upon submittal of a Preliminary Plat, the plat document be revised to show a non-access easement along Deadwood Avenue or a Special Exception to the Street Design Criteria Manual obtained as identified.

Lange Road: Lange Road is located along the south lot line of the subject property and is classified as a minor arterial street on the City's Major Street Plan. As such, Lange Road must be located within a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, street light conduit, water and sewer. As previously indicated, the South Dakota Department of Transportation has identified the construction of Lange Road as a State road construction project. (The applicant must coordinate approach locations, drainage improvements and service taps with the South Dakota Department of Transportation.) However, if the road has not been constructed prior to submittal of a Preliminary Plat, the applicant must submit road construction plans for that portion of Lange Road abutting the subject property. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for Lange Road must be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants will be required as per City and Uniform Fire Code or a Variance to the Subdivision Regulations must be obtained. The fire hydrants must be in place and operational prior to any building construction. In addition, adequate fire flows must be provided prior to any building construction. The Fire Department has also 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.

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Staff believes that this proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.