

STAFF REPORT

April 8, 2004

No. 04PL032 - Layout Plat

ITEM 24

GENERAL INFORMATION:

PETITIONER Wyss Associates, Inc. for WEB Land Holdings, LLC

REQUEST **No. 04PL032 - Layout Plat**

EXISTING
LEGAL DESCRIPTION

From the SW corner of the SE 1/4 of Section 11, T1N, R7E, BHM; travel 235.68 feet at a bearing N0°21'00" East to a point; thence travel along a 398.07 foot radius concave Northwesterly curve with a chord bearing N47°53'49" East, at a chord distance of 499.5 feet to a point; thence travel 106.52 feet at a bearing N07°07'14" East to a point; then travel along a 319.57 foot radius concave Southeasterly curve with a chord bearing N61°26'27" East at a chord distance of 519.17 feet to a point; then travel along a 390.57 foot radius concave Southwesterly curve with a chord bearing S47°12'05" East at a chord distance of 228.86 feet to a point; then travel along a 319.71 foot radius concave Northeasterly curve with a chord bearing S59°15'23" East, at a chord distance of 209.9 feet to a point to a point; then travel 168.12 feet at a bearing S81°57'45" East to a point to a point; then travel along a 266.67 foot radius concave Northwesterly curve with a chord bearing N60°59'38" East, at a chord distance of 321.30 feet to a point; thence travel 81.39 feet at a bearing N36°00'49" East to a point; this is the Point of Beginning; thence travel 35.94 feet at a bearing of N36°18'49" East to a point; thence travel along a 330.29 foot radius Southeasterly curve with a chord bearing N62°48'30" East, at a distance of 343.19 feet to a point; thence travel 11.14 feet at a bearing S08°15'56" West to a point; thence travel 317.84 feet at a bearing S69°5'42" East to a point; thence travel 361.57 feet at a bearing S00°19'15" West to a point; thence travel 140.43 feet at a bearing S46°14'50" West to a point; thence travel 173.7 feet at a bearing N41°26'10" West to a point; thence travel 111.72 feet at a bearing N70°08'07" West to a point; thence travel 60 feet at a bearing N0°20'27" East to a point; thence travel 112.67 feet at a bearing N89°39'33" West to a point; thence travel 103.3 feet at a bearing N33°19'07" West to a point; thence travel 153.21 feet at a bearing N57°34'25" West to the point of beginning; said area contains approximately 4.8 acres

PARCEL ACREAGE Approximately 4.8 acres

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LOCATION	Along Tower Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Medium Density Residential District w/PRD
South:	Park Forest District
East:	General Commercial District w/PCD
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/12/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, 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 or a Variance to the Subdivision Regulations shall be obtained;
2. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
3. Upon submittal of a Preliminary Plat application, a drainage plan designed in accordance with the Meade-Hawthorne Drainage Basin Plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary;
4. Upon submittal of a Preliminary Plat application, geotechnical analysis identifying slope stability shall be submitted for review and approval;
5. Upon submittal of a Preliminary Plat application, a utility master plan shall be submitted for review and approval. In particular, the utility master plan shall provide for the extension of City and private utilities through the subject property as well as to adjacent properties;
6. Upon submittal of the Preliminary Plat application, 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 waiving the requirement to provide a central water system shall be obtained;
7. Upon submittal of the Preliminary Plat application, road construction plans for Tower Road shall be submitted for review and approval. In particular, the road construction plans shall identify Tower Road located within a minimum 60 foot wide right-of-way with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. In addition, the street shall be posted "No Parking";

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8. Upon submittal of the Preliminary Plat application, the plat document shall be revised to show a 40 foot X 40 foot shared approach between the subject property and the property located directly west of the property as shown on the applicant's site plan;
9. Upon submittal of the Preliminary Plat application, road construction plans for Mount Rushmore Road shall be submitted for review and approval. In particular, the construction plans shall show the installation of curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
11. Upon submittal of the Preliminary Plat application, the plat document shall be revised to show a non-access easement along Tower Road except for approved approach location(s). In addition, the plat document shall be revised to show a non-access easement along Mount Rushmore Road;
12. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
13. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to create a 4.82 acre commercial lot. In addition, the applicant has submitted a Rezoning request to change the zoning designation of the subject property from General Agriculture District to Office Commercial District. The applicant has also submitted a Planned Development Designation for the property. Lastly, the applicant has submitted a Comprehensive Plan Amendment to the Long Range Comprehensive Plan to change the land use designation from residential to Office Commercial with a Planned Commercial Development. (See companion items #04RZ016, 04PD020 and 04CA13.)

The property is located in the southwest corner of the Mount Rushmore Road/Tower Road intersection on the south side of Tower Road. Currently, the property is 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:

Water: Staff has noted that water plans prepared by a Registered Professional Engineer

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showing the extension of water mains must be submitted for review. In particular, staff has noted that the property is located in the Terracita Water Pressure Zone. Currently, a ten inch water line is located in the Mount Rushmore Road right-of-way north of the subject property. This water line must be extended along Mount Rushmore Road to the subject property. In addition, a ten inch water line must be constructed within the Tower Road right-of-way. Staff is recommending that water plans be submitted for review and approval as identified upon submittal of a Preliminary Plat application or a Variance to the Subdivision Regulations shall be obtained.

The applicant should also be aware that a supplemental water tap fee must be paid prior to issuance of a building permit.

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. Currently, the closest sewer main is located the Mount Rushmore Road/Fairmont Boulevard intersection requiring that it be extended to the subject property. Staff is recommending that sewer plans be submitted for review and approval as identified upon submittal of a Preliminary Plat application or a Variance to the Subdivision Regulations shall be obtained.

Drainage/Geotechnical Analysis: Staff is recommending that a drainage plan designed in accordance with the Meade-Hawthorne Drainage Basin Plan be submitted for review and approval. In particular, the drainage plan must calculate the increased run-off to be generated by the proposed use and reduce and/or retain flows to those identified in the drainage plan. In addition, the plat document must be revised to provide drainage easements as necessary.

Staff has noted that slope stability is a concern along Tower Road. As such, upon submittal of a Preliminary Plat, geotechnical analysis identifying slope stability must be submitted for review and approval.

Shared Approach: The applicant's site plan identifies a shared approach between the subject property and a property located directly west of the property, also owned by the applicant. Staff is recommending that upon submittal of a Preliminary Plat application, the plat document be revised to show a 40 foot X 40 foot shared approach as shown on the applicant's site plan.

Tower Road: Tower Road is located along the north lot line of the subject property and is classified as a collector street on the City's Major Street Plan requiring that the street be located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

Mount Rushmore Road: Mount Rushmore Road is located along the east lot line of the subject property and is classified as a principal arterial street requiring that the street 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, sidewalk, water and sewer. Currently,

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Mount Rushmore Road is located within an approximate 300 foot wide right-of-way and constructed with an approximate 98 foot wide paved surface. Staff is recommending that upon submittal of a Preliminary Plat, construction plans providing curb, gutter street light conduit, sidewalk, water and sewer 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. 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.

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