

STAFF REPORT

April 8, 2004

No. 04PL033 - Layout Plat

ITEM 28

GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for WEB Land Holdings, LLC
REQUEST	No. 04PL033 - Layout Plat
EXISTING LEGAL DESCRIPTION	From the SW corner of the SE1/4 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 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 feet 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; then travel 81.39 feet at a bearing N36°20'49" East to a point; then travel 153.21 feet at a bearing S57°34'25" East to a point; then travel 103.30 feet at a bearing S33°19'07" East to a point; then travel 112.51 feet at a bearing S89°39'33" East to a point; then travel 60.0 feet at a bearing S00°11'26" West to a point; then travel 111.72 feet at a bearing S70°08'07" East to a point; then travel 173.70 feet at a bearing S41°26'10" East to a point; then travel 254.17 feet at a bearing S00°38'41" West to a point; then travel 144.79 feet at a bearing S31°48'32" West to a point; then travel 129.59 feet at a bearing S40°32'04" East to a point; then travel 2208.76 feet at a bearing N89°39'00" West to the point of beginning; said area contains approximately 34.6 acres
PARCEL ACREAGE	Approximately 34.6 acres
LOCATION	Along Tower Road
EXISTING ZONING	General Agriculture District

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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";
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 east of the property as shown on the applicant's site plan. In addition, a minimum 59 foot wide access easement and/or right-of-way shall be dedicated for the access road provided through the site to property located directly east of the subject property. In addition, construction plans for the access street shall be submitted for

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- review and approval. In particular, the road construction plans shall show the construction of a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
9. Prior to submittal of a Final Plat, the applicant shall submit for review and approval a proposed street name to the Emergency Services Communication Center for the access street. In addition, the plat document shall be revised to show the approved street name;
 10. 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;
 11. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
 12. 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 two lots. The applicant has indicated that a retirement center is being proposed for one of the lots. 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 #04RZ017, 04PD021 and 04CA14.)

The property is located approximately 1,220 feet west of the Tower Road/Mount Rushmore 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 showing the extension of water mains must be submitted for review. In particular, staff has

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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 south 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. In addition, the geotechnical analysis must identify adequate building site(s) on the subject property.

Shared Approach: The applicant's site plan identifies a shared approach between the subject property and a property located directly east 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.

Access Street: The applicant has submitted a site plan identifying that access will be provided through the subject property to property located directly east of the site, also owned by the applicant. The street is classified as a commercial street requiring that it be located in a minimum 59 foot wide easement and/or right-of-way. In addition, construction plans must be submitted identifying the street constructed with a minimum 26 foot paved surface with curb, gutter, sidewalk, water and sewer. Staff is recommending that the plat document be revised and construction plans submitted upon submittal of a Preliminary Plat application or a Variance to the Subdivision Regulations must be obtained.

Tower Road: Tower Road is located along the south lot line of the subject property and is

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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.

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.

Street Name: The Emergency Services Communication Center has indicated that a street name must be submitted for the access street. As such, staff is recommending that prior to submittal of a Final Plat, the applicant must submit a proposed street name to the Emergency Services Communication Center for review and approval. In addition, the plat document must be revised to show the approved street name.

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