

STAFF REPORT
April 22, 2004

No. 04PL045 - Layout Plat

ITEM 5

GENERAL INFORMATION:

PETITIONER Wyss Associates, Inc. for Web Real Estate Holdings Co.

REQUEST **No. 04PL045 - Layout Plat**

EXISTING
LEGAL DESCRIPTION

Property described by metes and bounds, commencing at the SW corner of the NW1/4 of the SE1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, Thence travel 548.94 feet at a bearing S89°27'22"E to the Point of Beginning; travel 387.50 feet at a bearing N45°54'33"E to a point; thence 216.00 feet at a bearing N67°49'27"E to a point; thence travel 120.73 feet at a bearing N24°43'12"E to a point; thence travel 117.84 feet at a bearing N07°03'57"W to a point; thence travel 129.48 feet at a bearing N30°35'10"W to a point; thence travel 174.01 feet at a bearing N90°00'00"W to a point; thence travel 237.48 feet at a bearing N61°30'24"W to a point; thence travel 126.16 feet at a bearing N73°30'07"W to a point; thence travel 74.12 feet at a bearing N52°32'01"W to a point; thence travel 122.49 feet at a bearing S87°48'19"W to a point; thence travel 100.98 feet at a bearing S69°46'53"W to a point; thence travel 110.01 feet at a bearing S35°36'28"W to a point; thence travel 225.24 feet at a bearing N41°05'15"W to a point; thence travel 401.68 feet at a bearing N00°21'00"E to a point; thence travel 2337.68 feet at a bearing S89°27'07"E to a point; thence travel 107.83 feet at a bearing S57°14'09"W to a point; thence travel 63.00 feet at a bearing S38°41'00"W to a point; thence travel 89.00 feet at a bearing S68°55'00"W to a point; thence travel 47.00 feet at a bearing S54°43'00"W to a point; thence travel 95.00 feet at a bearing S47°03'00"W to a point; thence travel 77.00 feet at a bearing S69°31'00"W to a point; thence travel 160.63 feet at a bearing S45°15'58"W to a point; thence travel 93.87 feet at a bearing S45°43'39"W to a point; thence travel 96.40 feet at a bearing S34°35'20"E to a point; thence travel 219.73 feet at a bearing S55°19'07"W to a point; thence travel 333.97 feet along a 190' radius concave easterly curve with a chord bearing S05°32'55"W; thence travel 166.06 feet at a bearing S44°48'23"E to a point; thence travel 38.11 feet along a 210' radius concave southwesterly curve with a chord bearing S39°36'25"E, thence travel 214.00 feet at a bearing S34°24'28"E to a point; thence travel 84.11 feet

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	at a bearing S45°11'37"W to a point; thence travel 1270.61 feet at a bearing N89°27'22"W to the point of beginning
PARCEL ACREAGE	Approximately 38.46 Acres
LOCATION	West of the western terminus of Fairmont Boulevard and north of Tower Road
EXISTING ZONING	Office Commercial District/Medium Density Residential District (PD)
SURROUNDING ZONING	
North:	Low Density Residential District/General Commercial District (PD)
South:	General Agriculture District (PD)
East:	General Commercial District (PD)
West:	Low Density Residential District (PD)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/26/2004
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, geotechnical information and slope stability analysis shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat, a grading plan shall be submitted for review and approval;
3. Upon submittal of a Preliminary Plat, a Drainage Plan in accordance with the Meade Hawthorne Drainage Basin Design Plan shall be submitted for review and approval. The drainage plan shall also identify off-site impacts. In addition, the plat document shall be revised to provide drainage easements as needed;
4. Upon submittal of a Preliminary Plat, road construction plans for Fairmont Boulevard shall be submitted for review and approval. In particular, the construction plans shall show the street located in a minimum 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, street light conduit and sewer or a Variance to the Subdivision Regulations shall be obtained;
5. Upon submittal of a Preliminary Plat, the plat document shall be revised to provide a non-access easement along Fairmont Boulevard except for the approved approach locations as authorized in the Street Design Criteria Manual;
6. 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 or a Variance to the Subdivision Regulations shall be

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- obtained;
7. Prior to submittal of a Final Plat, the applicant shall enter into an agreement that any surface restoration within the existing utility easement be at the property owners expense;
 8. 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 or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to provide utility easements as necessary;
 9. Upon submittal of a Preliminary Plat, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
 10. 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.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide a portion of a 61.75 acre parcel to create a 38.45 acre lot leaving an unplatted balance. The applicant has also submitted an Initial Planned Commercial Development to allow a combination of professional office buildings and apartment complexes on the subject property. (See companion item #04PD025.)

On July 7, 2001, the City Council approved an Initial Planned Commercial Development to allow professional office buildings and a 400 unit apartment complex to be located on the subject property. On April 1, 2002, the City Council approved a Revocation of the Initial Planned Commercial Development at the applicant's request. The associated Initial Planned Commercial Development submitted for review and approval with this Layout Plat reduces the proposed number of apartment units from 400 to 250 units.

The subject property is located at the western terminus of Fairmont Boulevard on the north side of Fairmont Boulevard. Currently, the subject 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:

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Drainage Plan: A drainage plan in accordance with the Meade Hawthorne Drainage Basin Design Plan must be submitted for review and approval. The drainage plan must also identify conceptual off-site impacts. Staff is recommending that a drainage plan be submitted for review and approval as identified. In addition, the plat document must be revised to provide drainage easements as needed.

Fairmont Boulevard: The Layout Plat identifies the extension of Fairmont Boulevard to the south lot line of the subject property. Fairmont Boulevard is classified as a commercial street requiring that it be located within a minimum 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, street light conduit and sewer or a Variance to the Subdivision Regulations must be obtained. The Layout Plat identifies that the Fairmont Boulevard will be located in an 80 foot wide right-of-way. Staff is recommending that construction plans for Fairmont Boulevard be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Staff is also recommending that upon submittal of a Preliminary Plat, the plat document must be revised to provide a non-access easement along Fairmont Boulevard except for approved approach locations as per the Street Design Criteria Manual. In particular, the proposed approaches must align with any existing and/or proposed approaches located along the south side of Fairmont Boulevard.

Water and Sewer: Staff has noted that water and sewer plans prepared by a Registered Professional Engineer showing the extension of water and sewer mains must be submitted for review and approval. Staff is recommending that water and sewer plans be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

Currently, a sewer line located within a 20 foot wide utility easement extends through the northern portion of the subject property. The applicant's site plan identifies that a parking lot and landscaping will be constructed over a portion of the sewer line. Staff is recommending that prior to submittal of a Final Plat, the applicant enter into an agreement that any surface restoration within the existing utility easement be at the property owners expense.

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.