

STAFF REPORT
December 9, 2004

No. 04PL154 - Layout Plat

ITEM 50

GENERAL INFORMATION:

PETITIONER	Hewey Clemmons
REQUEST	No. 04PL154 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot B less right-of-way, less Lot H2, all located in the NW1/4 SW1/4 of Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 3 less right-of-way, less Lot H2, all located in the NW1/4 SW1/4 of Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.98 acres
LOCATION	5680 South Highway 79
EXISTING ZONING	Light Industrial District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	General Agriculture District (County)
East:	General Agriculture District (County)
West:	Heavy Industrial District (City)
PUBLIC UTILITIES	City water/private wastewater
DATE OF APPLICATION	10/25/2004
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat application, a drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary;
3. 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. If individual on-site wastewater systems are proposed, then an on-site wastewater plan prepared by a Registered Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems shall be submitted for review and

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- approval;
4. 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. If on-site well(s) are used, data to confirm that the well(s) have sufficient flows and water quality shall be submitted for review and approval;
 5. Upon submittal of a Preliminary Plat application, road construction plans for SD Highway 79 shall be submitted for review and approval. In particular, the road construction plans shall show SD Highway 79 constructed with curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 6. Upon submittal of a Preliminary Plat application, road construction plans for the internal street shall be submitted for review and approval. In particular, the road construction plans shall show the internal street located in a minimum 59 foot wide right-of-way or easement and constructed with a minimum 26 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 7. Upon submittal of a Preliminary Plat application, the plat document shall be revised to provide a road connection to the north lot line;
 8. Upon submittal of a Preliminary Plat application, a site plan clearly identifying the location of structures, parking, landscaping, on-site water and wastewater system(s) and the location of the internal street shall be submitted for review and approval;
 9. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 10. Prior to submittal of a Preliminary Plat application, an Approach Permit from the South Dakota Department of Transportation shall be obtained;
 11. 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;
 12. Upon submittal of the Preliminary Plat application, the plat document shall be revised to provide a subdivision name;
 13. Upon submittal of the Preliminary Plat application, the plat document shall be adjusted as needed to provide a minimum 20,000 square foot lot area or a Variance to the lot size requirement shall be obtained;
 13. Prior to Preliminary Plat approval by the City Council, the property shall be annexed into the City limits; and,
 14. 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:

(This Staff Report has been updated on November 24, 2004. All revised and or added text is shown in bold print.) This item was continued at the November 24, 2004 Planning Commission meeting at the applicant's request. Please note that no other part of this Staff Report has been revised. The applicant has submitted a Layout Plat to subdivide the subject property into three industrial lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to dedicate additional right-of-way and to provide additional pavement along SD Highway 79; to waive

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the requirement to install curb, gutter, sidewalk, street light conduit, sewer and water along SD Highway 79; to reduce the right-of-way width for the interior street from 59 feet to 20 feet; and, to waive the requirement to install pavement, curb, gutter sidewalk, street light conduit, water and sewer along the interior street. (See companion item #04SV062.)

The property is located approximately 200 feet south of the Old Folsom Road and SD Highway 79 intersection on the east side of SD Highway 79. Currently, three large industrial buildings are located on the property.

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:

Annexation: The property located directly west of the subject property is located in the City limits of Rapid City. In May, 1983, the City Council approved a resolution requiring all properties that are contiguous to Rapid City which are being platted to be annexed into the city limits of Rapid City prior to Preliminary Plat approval. As such, staff is recommending that the property be annexed accordingly.

Zoning: The property is currently zoned Light Industrial District by Pennington County. However, upon annexation the property will be zoned No Use District. The Future Land Use Map for this area identifies the subject property as appropriate for industrial uses. As such, prior to issuance of a building permit the property must be rezoned to Light Industrial District. The Light Industrial District requires a minimum lot size of 20,000 square feet. It is not apparent on the Layout Plat if the three lots meet the minimum lot size requirement. As such, staff is recommending that upon submittal of a Preliminary Plat the plat document be adjusted as needed to provide a minimum 20,000 square foot lot area or a Variance to the lot size requirement must be obtained.

SD Highway 79: SD Highway 79 is located along the west lot line of the subject property. The road is classified as a principal arterial street requiring that it be located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Currently, SD Highway 79 is located in a 270 foot wide right-of-way with two divided 28 foot wide paved street sections. Upon submittal of a Preliminary Plat, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

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Internal Street: The Layout Plat identifies an internal street serving as access to proposed Lots 2 and 3. The street is classified as an industrial street requiring that it be 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, water and sewer. Staff is recommending that upon submittal of a Preliminary Plat, construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Currently, an approximate 200 foot wide parcel of land separates the subject property from Old Folsom Road. However, upon future development of the adjacent property, access to the subject property may be provided from Old Folsom Road. As such, staff is recommending that upon submittal of a Preliminary Plat application, the plat document be revised to provide a road connection to the north lot line of the subject property.

Sewer: 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 or a Variance to the Subdivision Regulations shall be obtained. If individual on-site wastewater systems are used, then an on-site wastewater plan prepared by a Registered Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems must be submitted for review and approval. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance.

Water: Currently, a water main exists along the west side of SD Highway 79. Upon submittal of a Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of a water main under SD Highway 79 and to the south lot line of the subject property must be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. If on-site well(s) are used, data to confirm that the well(s) have sufficient flows and water quality must be submitted for review and approval. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance.

Drainage: As part of the Preliminary Plat application, a drainage plan must be submitted for review and approval. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. The plat document must be revised to provide drainage easements as needed. Staff is recommending that upon submittal of a Preliminary Plat application, a drainage and grading plan, as well as an erosion and sediment control plan, be submitted for review and approval and the plat document be revised to provide drainage easements as identified.

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s) or a Variance to the Subdivision Regulations must be obtained waiving the requirement to install a central water system. In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access. Staff is recommending that construction plans be submitted for review and approval as identified upon Preliminary Plat submittal.

Staff believes that the proposed plat generally complies with all applicable Zoning and

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Subdivision Regulations assuming compliance with the stated stipulations.