

STAFF REPORT  
May 26, 2005

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**No. 05PL056 - Layout Plat**

**ITEM 52**

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GENERAL INFORMATION:

PETITIONER	Centerline for Bank West
REQUEST	<b>No. 05PL056 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 1 and Lot 7 of Block 1 of Stoney Creek South Subdivision, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1-2, Block 1, and Lots 1-7, Block 2, Stoney Creek Plaza, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5 Acres
LOCATION	The southeast corner of the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	General Commercial District (Planned Commercial Development) - Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District (Planned Commercial Development) - General Agriculture District
East:	Low Density Residential District (Planned Residential Development)
West:	Low Density Residential District (Planned Residential Development) - Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/24/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

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 geotechnical information 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 particular, the drainage plan shall include complete design calculations and information for the proposed box culvert extension, an erosion and

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- sediment control plan and provisions for any required detention due to the proposed developed area. The drainage plan shall also address the "E" inlet and the 18 inch outlet pipe in the proposed approach along Catron Boulevard. In addition, the plat document shall be revised to show drainage easements as needed;
3. Upon submittal of a Preliminary Plat application, construction plans showing a sidewalk along the south side of Catron Boulevard shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
  4. Upon submittal of a Preliminary Plat application, construction plans for the access easement(s) shall be submitted for review and approval. In particular, the road 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, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
  5. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show the existing non-access easements along Lots 1 and 7;
  6. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer shall be submitted for review and approval. In particular, the water plans shall show the extension of service lines, looping, domestic and fire flows and fire hydrant location(s) or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to provide utility easements as needed;
  7. Upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered Professional Engineer shall be submitted for review and approval. In particular, the sewer plans shall show the collection system, service lines and the connections to the existing system or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to provide utility easements as needed;
  8. Upon submittal of a Preliminary Plat application, a subdivision estimate form shall be submitted for review and approval; and,  
Prior to Preliminary Plat approval by the City Council, the proposed Rezoning request from Low Density Residential District to General Commercial District shall be effective;
  9. 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:

**(Update May 17, 2005. All revised and/or added text is shown in bold print.) This item was continued at the April 21, 2005 Planning Commission meeting at the applicant's request.** The applicant has submitted a Layout Plat to subdivide Lot 1 of Block 1 into two lots and to create a shared approach between Lot 1 of Block 1 and Lot 7 of Block 2 as they abut Catron Boulevard. **On April 29, 2005, the applicant submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer and to dedicate additional right-of-way along the interior access easements. (See companion item 05SV029.)**

On March 17, 2003, the City Council approved a Preliminary and Final Plat to create 14 lots, including the subject property.

The property is located in the southeast corner of the intersection of Catron Boulevard and

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Sheridan Lake Road and 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:

Zoning: The applicant has submitted a site plan identifying the future construction of a commercial retail business and a restaurant on Lot 7 of Block 2. The applicant should be aware that the current zoning of the property does not permit commercial use on Lot 7. **On April 29, 2005, the applicant submitted a Rezoning request to change the zoning designation of Lot 7 from Low Density Residential District to General Commercial District.**

Grading and Geotechnical Information: Staff is recommending that upon submittal of a Preliminary Plat application, a detailed over lot grading plan be submitted for review and approval. In addition, geotechnical information addressing potential slope stability issues must be submitted for review and approval.

Drainage Plan: A detailed drainage plan must be submitted for review and approval. In particular, the drainage plan must include complete design calculations and information for the proposed box culvert extension, an erosion and sediment control plan and provisions for any required detention due to the proposed developed area. The drainage plan must also address the "E" inlet and the 18 inch outlet pipe in the proposed approach along Catron Boulevard. The plat document must also be revised to show drainage easements as needed. Staff is recommending that a drainage plan as identified be submitted for review and approval and the plat document be revised accordingly upon submittal of a Preliminary Plat application.

Water Plans: Water plans prepared by a Registered Professional Engineer must be submitted for review and approval. In particular, the water plans must show the extension of service lines, looping, domestic and fire flows and fire hydrant location(s). 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 must be obtained. In addition, the plat document must be revised to provide utility easements as needed.

Sewer Plans: Sewer plans prepared by a Registered Professional Engineer must be submitted for review and approval. In particular, the sewer plans must show the collection system,

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service lines and the connections to the existing system. 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 must be obtained. In addition, the plat document must be revised to provide utility easements as needed.

Catron Boulevard: Currently, a sidewalk does not exist along the south side of Catron Boulevard as it abuts a portion of the subject property. As such, staff is recommending that upon submittal of a Preliminary Plat application, construction plans showing a sidewalk along the south side of Catron Boulevard be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

The Layout Plat identifies a shared approach between Lot 1 and Lot 7 along Catron Boulevard. However, the previously approved Final Plat created a non-access easement along this section of Catron Boulevard. It appears that the proposed approach will interfere with the acceleration lane extending from Sheridan Lake Road. This was the reason the non-access easement was placed on the original Final Plat document. As such, staff is recommending that upon submittal of a Preliminary Plat application, the plat document be revised eliminating the proposed shared approach along Catron Boulevard and identifying the previously dedicated non-access easement. Alternately the applicant may submit a traffic analysis for review and approval by staff documenting that the proposed approach does not interfere with the acceleration lane or the west bound turn lane. If the proposed approach along Catron Boulevard is not allowed, the plat document must be revised to provide access to Lot 1A. In particular, the plat document must be revised providing access to the proposed lot through the southern half of Lot 1 from the shared approach located along the southwest corner of Lot 1. In addition, construction plans for the street must be submitted for review and approval showing it located in a minimum 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. The balance of the internal access roads shown on the Layout Plat located between the two proposed lots currently known as Lot 1, must be eliminated from the plat document or construction plans must be submitted for review and approval showing the internal access roads located in a minimum 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

**On April 29, 2005, the applicant submitted a revised Layout Plat eliminating the approach along Catron Boulevard. In addition, the Layout Plat identifies access easements extending across Lot 7 and proposed Lot 1B to serve as access to proposed Lot 1A. Staff is recommending that upon submittal of a Preliminary Plat, construction plans for the access easement(s) be submitted for review and approval. In particular, the road construction plans must 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, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.**

Internal Access between Lot 1 and Lot 7: The Layout Plat identifies internal access between Lot 1 and Lot 7. As previously indicated, Lot 1 of Block 1 is currently zoned General Commercial District with a Planned Development Designation. In addition, Lot 7 of Block 2

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is zoned Low Density Residential District with a Planned Development Designation. Due to the existing residential and commercial land use(s) allowed respectively on the two lots, an internal street connection introducing commercial traffic into a residential neighborhood is not supported. As such, staff is recommending that upon Preliminary Plat application, the plat document be revised to eliminate access between Lots 1 and 7. **As previously indicated, on April 29, 2005 the applicant submitted a Rezoning request to change the zoning designation of Lot 7 from Low Density Residential District to General Commercial District. Rezoning the subject property will eliminate the concern that internal access between the properties will introduce commercial traffic into a residential neighborhood. As such, this stipulation has been eliminated from "Staff's Recommendation". However, prior to Preliminary Plat approval by the City Council, the proposed Rezoning request from Low Density Residential District to General Commercial District must be effective.**

Fire Department: The Fire Department has indicated that all streets must be constructed in compliance with the Street Design Criteria Manual and the International Fire Code. In addition, fire hydrants will be required as per International Fire Code. The fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that all weather access roads must be in place prior to any building construction. In addition, the Fire Department has indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the International Fire Code be continually met.

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