

STAFF REPORT
August 25, 2005

No. 05PL121 - Preliminary Plat

ITEM 3

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Harold and Judith Bies and Lyle and Audrey Petersen
REQUEST	No. 05PL121 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of Parcel A, MJK Subdivision, located in the NE1/4 SE1/4 and the SE1/4 SE1/4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 3 through 9, Parcel A, MJK Subdivision, located in the NE1/4 SE1/4 and the SE1/4 SE1/4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.77 acres
LOCATION	South of Heartland Drive and adjacent to the east side of South Campbell Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District
East:	Heavy Industrial District
West:	Low Density Residential (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/24/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
2. Prior to Preliminary Plat approval by the City Council, a private utility distribution plan shall be submitted for review and approval;

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3. Prior to Preliminary Plat approval by the City Council, a revised drainage plan shall be submitted for review and approval. In particular, the drainage plan shall provide drainage calculations for the over lot drainage. In addition, the drainage plan shall provide storm sewer, inlet, pipe size and street drainage calculations. The drainage plan shall also provide information to determine whether or not rip rap is required at the outlets of all inlets. In addition, the plat document shall be revised to provide additional drainage easements as needed;
4. Prior to Preliminary Plat approval by the City Council, construction plans showing the installation of street light conduit along Heartland Drive shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, the construction plans shall be revised to provide a temporary turnaround at the end of Heartland Drive;
5. **Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show a non-access easement along Heartland Drive except for the approved approach location(s);**
6. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show the actual location of the 60 foot wide easement for water line and sanitary sewer line proposed to be vacated;
7. Prior to Preliminary Plat approval by the City Council, Approach Permit(s) shall be obtained from the South Dakota Department of Transportation for the proposed approaches along Heartland Drive;
8. Prior to the start of any construction on Heartland Drive, a Right-of-way Permit shall be obtained from the South Dakota Department of Transportation;
9. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
10. Prior to submittal of a Final Plat application, a Road Name Change shall be submitted for review and approval to change the name of "Heartland Drive". In addition, the plat document shall be revised to show the approved road name;
11. Prior to submittal of a Final Plat application, the plat heading shall be revised to add "Heartland Drive (formerly a portion of Parcel A of MJK Subdivision) located in ..."; and,
12. Upon submittal of the 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:

On July 21, 2005, the Planning Commission approved this Preliminary Plat to subdivide the subject property into seven commercial lots leaving an unplatted balance. The applicant, subsequently, identified alternate approach locations to the proposed lots along Heartland Drive. As such, the City Council sent the Preliminary Plat back to the Planning Commission for their reconsideration at the applicant's request. Please note that all revisions are shown in bold text.

On June 4, 2001, the City Council approved a Layout Plat to subdivide approximately 41.6 acres into 28 commercial lots which included the subject property.

The property is located approximately 500 feet south and west of the intersection of Minnesota Street and Cambell Street and is currently void of any structural development.

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STAFF REVIEW:

Staff has reviewed the Preliminary Plat and has noted the following considerations:

Heartland Drive: Heartland Drive is located along the east lot line of the subject property within the Cambell Street right-of-way. Heartland Drive is classified as a collector street on the Major Street Plan requiring that it 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 for a collector street with no on-street parking allowed. Currently, Heartland Drive is located in a 325 foot wide right-of-way and constructed with an approximate 28 foot wide paved surface. The applicant has submitted construction plans showing the street as identified above with the exception of street light conduit. As such, staff is recommending that the construction plans be revised to provide street light conduit or a Variance to the Subdivision Regulations be obtained prior to Preliminary Plat approval by the City Council.

South Dakota Department of Transportation: The South Dakota Department of Transportation has indicated that Approach Permits must be obtained for the proposed subdivision prior to Preliminary Plat approval by the City Council. In addition, a Right-of-way Permit must be obtained prior to the start of construction on Heartland Drive. Staff is recommending that the permits be obtained as identified by the South Dakota Department of Transportation.

Shared Approaches: The Preliminary Plat has been revised to show five shared approaches located along the common lot line(s) of the proposed lots. In addition, a second approach to Lot 3 is shown located approximately in the middle of the lot. All of the proposed approaches meet the minimum 200 feet separation requirement between approaches as per the Street Design Criteria Manual. Staff is recommending that prior to Preliminary Plat approval by the City Council, the plat document be revised to show a non-access easement along Heartland Drive except for the approved approach location(s).

Easement for Water Line and Sanitary Sewer Line: A note on the plat states: "that portion of the 60 foot wide easement for water line and sanitary sewer line that is covered by the newly dedicated Heartland Drive is hereby vacated with this plat". However, the plat document does not show the area of the proposed vacated easement. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the plat document be revised to show the actual location of the 60 foot wide easement for water line and sanitary sewer line proposed to be vacated.

Drainage: Staff has noted that a revised drainage plan must be submitted for review and approval. In particular, the drainage plan must provide drainage calculations for the over lot drainage. In addition the drainage plan must provide storm sewer, inlet, pipe size and street drainage calculations. The drainage plan must also provide information to determine whether or not rip rap is required at the outlets of all inlets. As such, staff is recommending that the revised drainage plan be submitted for review and approval as identified prior to Preliminary Plat approval by the City Council. In addition, the plat document must be revised to provide additional drainage easements as needed.

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Road Name: The applicant has previously been notified that the name of "Heartland Drive" must be changed. A street located on the west side of town previously had the name "Heartland". As such, staff is recommending that prior to submittal of a Final Plat application, a Road Name Change be submitted for review and approval to change the name of "Heartland Drive". In addition, the plat document must be revised to show the approved road name.

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