

STAFF REPORT
August 25, 2005

No. 05PL146 - Preliminary Plat

ITEM 40

GENERAL INFORMATION:

PETITIONER	Centerline for DJS Holdings, LLC
REQUEST	No. 05PL146 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 1 of Lot M, Burson Subdivision, located in the E1/2, Section 19, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.5 acres
LOCATION	3788 East Highway 44
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District (Pennington County) - Suburban Residential District (Pennington County)
South:	Low Density Residential District
East:	General Commercial District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	7/29/2005
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 Planning Commission, topographic information showing contours at five foot intervals shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the Planning Commission, a building survey showing the location of existing building(s), parking, landscaping and approaches shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, construction plans for School Drive shall be submitted for review and approval. In particular, the construction plans shall show the installation of curb, gutter, sidewalk, street light conduit and sewer along School Drive or a Variance to the Subdivision Regulations shall be obtained;
4. Prior to Preliminary Plat approval by the City Council, construction plans for S.D. Highway 44 shall be submitted for review and approval. In particular, the construction plans shall show the installation of curb, gutter, sidewalk and street light conduit or a Variance to the Subdivision Regulations shall be obtained;
5. Prior to Preliminary Plat approval by the City Council, construction plans for the access easement shall be submitted for review and approval. In particular, the construction

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plans shall show the access easement as a minimum 59 foot wide easement and constructed with a 26 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained or the access easement shall be removed from the plat document;

6. Prior to Preliminary Plat approval by the City Council, Approach Permit(s) shall be obtained as needed from the South Dakota Department of Transportation for approaches located along S.D. Highway 44;
7. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate for any required subdivision improvements shall be submitted for review and approval; and,
8. 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 Preliminary Plat to subdivide the subject property into two commercial lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along School Drive and S.D. Highway 44 as they abut the subject property. (See companion item #05SV056.)

The property is located approximately 350 feet west of the intersection of Jolly Lane and S.D. Highway 44 on the north side of S.D. Highway 44. Currently, a strip-mall and a car wash are located on the property.

STAFF REVIEW:

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

Structural Survey: The applicant has submitted a site plan showing that a strip-mall and a car wash are located on proposed Lots 1A and 1B, respectively. However, a structural survey must be submitted for review and approval showing the existing structures to insure that the minimum required setbacks are being provided. In addition, the site plan must show the location of landscaping, parking and approaches to insure that the minimum requirements of the Rapid City Zoning Ordinance are being met. Staff is recommending that the structural survey as identified above be submitted for review and approval prior to Preliminary Plat approval by the City Council.

S.D. Highway 44: S.D. Highway 44 is located along the south lot line of the subject property and is classified as a principal arterial street on the City's Major Street Plan requiring that the street be located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, S.D. Highway 44 is located in a 150 foot wide right-of-way and constructed with a 60 foot wide paved surface, sewer and water. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for S.D. Highway 44 must be submitted for review and approval. In particular, the construction plans must show the installation of curb, gutter, sidewalk and street light conduit or a Variance to the Subdivision Regulations must be obtained.

School Drive: School Drive is located along the north lot line of the subject property and is

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classified as a commercial 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, sidewalk, street light conduit, water and sewer. Currently, School Drive is located in a 66 foot wide right-of-way with a 26 foot wide paved surface and water. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for School Drive must be submitted for review and approval. In particular, the construction plans must show the installation of curb, gutter, sidewalk, street light conduit and sewer or a Variance to the Subdivision Regulations must be obtained.

Access Easement: The Preliminary Plat identifies a 40 foot wide access easement located on proposed Lot 1A. The access easement is classified as commercial street requiring that it be located in a minimum 59 foot wide easement and constructed with a 26 foot wide paved surface, curb, gutter, street light conduit, water and sewer. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, construction plans for the access easement be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained or the access easement must be removed from the plat document.

Approach Permit: Currently two approaches exist along S.D. Highway 44 serving as access to the subject property. In addition, a shared approach with the property located directed east of the subject property serves as a second access point to proposed Lot 1B. The South Dakota Department of Transportation has indicated that the applicant must identify if any of the approaches are to be eliminated and/or relocated. In addition, prior to Preliminary Plat approval by the City Council, Approach Permit(s) must be obtained as needed from the South Dakota Department of Transportation for any existing and/or proposed approaches located along S.D. Highway 44.

Grading and Drainage: Staff is aware of drainage concerns within this area. The applicant has indicated that no site grading is being proposed as a part of this Preliminary Plat application. In addition, the drainage patterns are not being altered. An adjacent property owner has indicated concern that drainage from any additional development of the subject property may negatively impact his property. The applicant should be aware that any future development on the property will require that a grading and drainage plan be submitted for review and approval.

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