

STAFF REPORT
September 8, 2005

No. 05PL152 - Layout Plat

ITEM 12

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 05PL152 - Layout Plat
EXISTING LEGAL DESCRIPTION	A portion of NE1/4 NW1/4 NW1/4, lying east of Highway 16; W1/2 NW1/4 NE1/4 NW1/4, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1, Shipman Heights Subdivision, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.420 acres
LOCATION	At the northeast corner of the intersection of U.S. Highway 16 and Tucker Street
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District (Planned Commercial Development) - Low Density Residential District (Planned Residential Development)
East:	Medium Density Residential District (Planned Residential Development)
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/9/2005
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 geotechnical report including pavement design shall be submitted for review and approval;
2. 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;

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3. Upon submittal of a Preliminary Plat application, a drainage plan in compliance with the Drainage Criteria Manual shall be submitted for review and approval. The plat document shall also be revised to provide drainage easements as necessary;
4. Upon submittal of a Preliminary Plat application, a utility master plan including public and private utilities shall be submitted for review and approval;
5. 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;
6. 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;
7. Upon submittal of a Preliminary Plat application, road construction plans for US Highway 16 shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed with curb, gutter, sidewalk and street light conduit or a Variance to the Subdivision Regulations shall be obtained;
8. Upon submittal of a Preliminary Plat application, road construction plans for Promise Road 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. The right-of-way may be dedicated on the plat document or as an "H Lot". In addition, the intersection of Promise Road and US Highway 16 will be limited to a right-in and a right out only turning movement until the access onto US Highway 16 is closed;
9. Upon submittal of a Preliminary Plat application, road construction plans for Tucker Street shall be submitted for review and approval. In particular, the road construction plans shall show Tucker Street as it abuts the subject property located in a minimum 60 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. In addition, the plat document shall be revised to show the dedication of five additional feet of right-of-way;
10. Prior to Preliminary Plat approval by the City Council, the applicant shall enter into an agreement with the South Dakota Department of Transportation to eliminate the intersection of Tucker Street and US Highway 16 at such time as the Catron Boulevard/US Highway 16 interchange is constructed or Promise Road is constructed providing a street connection to the north of the property or a safety issue arises at the intersection of Tucker Street and US Highway 16. In addition, the right-of-way for Promise Road as it extends north of the subject property shall be dedicated as an "H Lot" and the applicant shall sign a waiver of right to protest any future assessments for the improvements to Promise Road;
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. In addition, the International Fire Code shall be continually met;
12. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
13. Prior to submittal of a Final Plat application, the plat document shall be revised to add

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- “Director” to the Certificate of Growth Management; 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:

The applicant has submitted a Layout Plat to create a 1.42 acre lot leaving a 6.77 acre non-transferable balance. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit and sidewalk along U.S. Highway 16 as it abuts the subject property. (See companion item #05SV058.)

The property is located in the northeast corner of the intersection of US Highway 16 and Tucker Street. Currently, the 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:

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.

Geotechnical Report: A geotechnical report including pavement design must be submitted for review and approval. Staff is recommending that a geotechnical report as identified be submitted for review and approval upon submittal of a Preliminary Plat application.

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 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. The International Fire Code will need to be continually met.

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US Highway 16: US Highway 16 is located along the west lot line of the subject property and is classified as a principal arterial street on the City's Major Street Plan. A principal arterial street must 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, sidewalk, water and sewer. Currently, US Highway 16 is located in a 235 foot wide right-of-way and constructed with two 26 foot wide paved street sections. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for US Highway 16 be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Promise Road: The Layout Plat identifies Promise Road located along the west lot line of the subject property. Promise Road is 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, street light conduit, water and sewer. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for Promise Road be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. The right-of-way may be dedicated on the plat document or as an "H Lot". In addition, the South Dakota Department of Transportation has indicated that the intersection of Promise Road and US Highway 16 will be limited to a right-in and right-out only turning movement.

Tucker Street: The Layout Plat identifies Tucker Street located along the south lot line of the subject property. Tucker Street is 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, street light conduit, water and sewer. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for Tucker Street be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

US Highway 16 Corridor Study: The South Dakota Department of Transportation US Highway 16 Corridor Study identifies that the Tucker Street intersection access point onto US Highway 16 will eventually be eliminated. In addition, the study identifies that Promise Road will be extended from its current terminus north of the subject property to serve as a frontage road extending along the east side of US Highway 16 to the subject property. The South Dakota Department of Transportation has indicated that the Tucker Street intersection with US Highway 16 may remain on an interim basis until alternate access is provided to the site or the intersection becomes a safety issue. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the applicant enter into an agreement with the South Dakota Department of Transportation to eliminate the intersection of Tucker Street and US Highway 16 at such time as the Catron Boulevard/US Highway 16 interchange is constructed or Promise Road is constructed providing a street connection to the north of the property or a safety issue arises at the intersection of Tucker Street and US Highway 16. In addition, the right-of-way for Promise Road as it extends north of the subject property must be dedicated as an "H Lot" and the applicant must sign a waiver of right to protest any future assessments for the improvements to Promise Road.

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. In

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particular, the sewer plan must show the extension of a sanitary sewer system along Tucker Street. Upon submittal of a Preliminary Plat application, the construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Water: Staff has noted that a water main must be extended along the east side of US Highway 16 and along Tucker Street to serve the subject property. As such, staff is recommending that upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

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