

STAFF REPORT
February 9, 2006

No. 05PL239 - Layout Plat

ITEM 6

GENERAL INFORMATION:

PETITIONER	Centerline for A/R Group, LLC
REQUEST	No. 05PL239 - Layout Plat
EXISTING LEGAL DESCRIPTION	Tract 1 of Century 21 Subdivision, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 of Anamosa Crossing Subdivision, formerly Tract 1 of Century 21 Subdivision, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 34 acres
LOCATION	At the northwest side of the intersection of East Anamosa and East North Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District - Heavy Industrial District
South:	General Commercial District - General Agriculture District
East:	General Commercial District (Planned Commercial Development) - Light Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/9/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. Prior to Planning Commission approval of the Layout Plat, a Master Plan for the entire parcel shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat, a geotechnical report shall be submitted for review and approval. In particular, the geotechnical report shall address construction recommendations for the large, deep embankment area;
3. Upon submittal of a Preliminary Plat, a grading plan including sedimentation and erosion control measures shall be submitted for review and approval;
4. Upon submittal of a Preliminary Plat, a Drainage Plan in accordance with the Perrine Basin Drainage Plan shall be submitted for review and approval. The drainage plan shall also include calculations demonstrating that discharge from any site facilities will result in

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- net drainage basin run-off not exceeding pre-development flow rates or local detention facilities shall be provided or expanded as needed. In addition, the plat document shall be revised to provide drainage easements as needed;
5. Upon submittal of a Preliminary Plat, road construction plans for E. North Street shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 6. Upon submittal of a Preliminary Plat, road construction plans for E. Anamosa Street shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 7. Upon submittal of a Preliminary Plat, road construction plans for Century Street shall be submitted for review and approval. In particular, the road construction plans shall show the street 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;
 8. Upon submittal of a Preliminary Plat, the plat document shall be revised to show the proposed approach aligning with Menard Drive. In addition, Approach Permit(s) shall be obtained from the South Dakota Department of Transportation for the proposed approach location(s)
 9. Prior to Preliminary Plat approval by the City Council, an Exception to the Street Design Criteria Manual shall be obtained to allow access from E. North Street and E. Anamosa Street in lieu of Century Street, the lesser order, or the plat document shall be revised accordingly;
 10. Upon submittal of a Preliminary Plat, a Utility Master Plan shall be submitted for review and approval. In addition, the location of the re-located Western Area Power Administration power line (WAPA) shall be shown and the plat document shall be revised to show existing and proposed utility easement(s) as needed;
 11. Upon submittal of a Preliminary Plat, 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. In addition, utility easements shall be provided as needed;
 12. Upon submittal of a Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of water mains and service lines shall be submitted for review and approval demonstrating that sufficient quantities for domestic and fire flows shall be provided during peak day use conditions or a Variance to the Subdivision Regulations shall be obtained. In addition, utility easements shall be provided as needed;
 13. Upon submittal of a Preliminary Plat, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 14. Upon submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along the adjacent street(s) with the exception of the approved approach location(s);
 15. 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.

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GENERAL COMMENTS:

(Update, January 31, 2006. All revised and/or added text is shown in bold print.) This item was continued at the January 26, 2006 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 create a 34 acre commercial lot leaving an approximate 31 acre non-transferable unplatted balance.

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.

The property is located north of E. Anamosa Street and west of E. North Street and is currently void of any structural development.

STAFF REVIEW:

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

Drainage: The property is located in the Perrine Drainage Basin Plan area. As such, staff is recommending that upon submittal of a Preliminary Plat, a Drainage Plan in accordance with the Perrine Drainage Basin Plan be submitted for review and approval. The drainage plan must also include calculations demonstrating that discharge from any site facilities will result in net drainage basin run-off not exceeding pre-development flow rates or local detention facilities must be provided or expanded as needed. In addition, the plat document must be revised to provide drainage easements as needed.

E. North Street: E. North Street 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. As such, staff is recommending that upon submittal of a Preliminary Plat, road construction plans for E. North Street be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

E. Anamosa Street: E. Anamosa Street is classified as a minor 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. As such, staff is recommending that upon submittal of a Preliminary Plat, road construction plans for E. Anamosa Street be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

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Century Road: Century Road is located along the west lot line of the subject property and is classified as a commercial street requiring that the street 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. As such, staff is recommending that upon submittal of a Preliminary Plat, road construction plans for Century Street be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Approach Location(s): The Layout Plat identifies an approach to the proposed lot from E. North Street and from E. Anamosa Street. However, the Street Design Criteria Manual states that access must be taken from the lesser order street, or Century Road. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, an Exception to the Street Design Criteria Manual must be obtained to allow access from E. North Street and E. Anamosa Street in lieu of Century Street or the plat document must be revised accordingly.

Staff has also noted that the proposed approach along E. North Street must be re-located to align with Menard Drive in order to minimize traffic conflicts along E. North Street. In addition, an Approach Permit from the South Dakota Department of Transportation must be obtained.

Sewer and Water: Sewer and water plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains, water mains and service lines must be submitted for review and approval. Staff is recommending that the sewer and water plans be submitted for review and approval upon submittal of a Preliminary Plat or a Variance to the Subdivision must be obtained. In addition, a Master Utility Plan showing water and sanitary sewer service to the entire project and along Century Road must be submitted for review and approval. The plat document must also be revised to show utility easements as needed.

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