

STAFF REPORT  
March 9, 2006

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**No. 06PL001 - Layout Plat**

**ITEM 6**

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GENERAL INFORMATION:

PETITIONER	Designworks, Inc. for Founder's Park, LLC
REQUEST	<b>No. 06PL001 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	The unplatted portion of the W1/2 NW1/4 SE1/4 and Block 1 of North Riverside Addition; all located in Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20.0 acres
LOCATION	1350 West Chicago
EXISTING ZONING	Office Commercial District
SURROUNDING ZONING	
North:	Park Forest District
South:	Flood Hazard District
East:	Flood Hazard District
West:	Park Forest District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	1/12/2006
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. In addition, the geotechnical report shall include soils resistivity test results. If the results indicate severe potential towards corrosion of buried metal, then information shall be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections shall be provided as needed for buried water system metal fixtures;**
- 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;**
- 3. Upon submittal of a Preliminary Plat application, a drainage plan in compliance with the Morningside Drainage Basin Plan shall be submitted for review and approval. In addition, the drainage plan shall demonstrate that the design flows do not exceed pre-developed flows or on-site detention shall be provided. If on-site detention is required, then design calculations and details for the detention shall**

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- be submitted for review and approval. In addition, the plat document shall 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. In particular, the master plan shall identify sanitary sewer service to the entire project and demonstrate the ability to serve developable property within the collection basin outside of the boundaries of the property;
  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. The plat document shall also be revised to provide utility easements as needed;
  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. In addition, the water plans shall demonstrate that adequate fire and domestic flows are being provided. The plat document shall also be revised to provide utility easements as needed;
  7. Upon submittal of a Preliminary Plat application, road construction plans for the north-south commercial street 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;
  8. Upon submittal of a Preliminary Plat application, road construction plans for West Street shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 76 foot wide right-of-way and 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 or the street shall be vacated. If the street is vacated, than a Comprehensive Plan Amendment to the Major Street Plan shall be obtained eliminating West Street as a collector street;
  9. Upon submittal of a Preliminary Plat application, road construction plans for the 60 foot wide road easement shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained or the easement shall be vacated. If the easement is vacated, than an alternate street connection shall be provided to the adjacent property located west of the subject property;
  10. Upon submittal of a Preliminary Plat application, road construction plans for the proposed private access easement extending west from the commercial street to the southwest corner of the subject property shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 49 foot wide right-of-way and/or easement and constructed with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
  11. Upon submittal of a Preliminary Plat application, construction plans for the

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- proposed 15 foot wide pedestrian access easement shall be submitted for review and approval. In particular, the construction plans shall show the construction of an eight foot wide sidewalk. In addition, the Parks and Recreational Department shall review and approve that portion of the pedestrian access proposed to be located through the adjacent City park. The City Council shall also review and approve the use of the City property for the location of pedestrian access. In addition, a SDCL 11-6-19 Review shall be submitted for review and approval for the construction of a sidewalk on public property or the construction plans for the sidewalk shall be included with the Preliminary Plat of the subject property;
12. Prior to the start of any development, a Floodplain Development Permit and a 404 Permit shall be obtained if and as needed;
  13. 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;
  14. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
  15. Prior to submittal of a Final Plat application, the plat document shall be revised to provide non-access easements in compliance with the Street Design Criteria Manual;
  16. Prior to submittal of a Final Plat application, the applicant shall submit street names to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street names; and,
  17. 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, February 28, 2006. All revised and/or added text is shown in bold print.) This item was continued at the February 23, 2006 Planning Commission meeting at the applicants' request. In particular, the applicants requested that this item and all of the associated items be continued to allow them additional time to address access issues through the subject property and to adjacent properties. On February 28, 2006, staff met with the applicants and their consultant to discuss the access issues. It was identified that pedestrian access will be provided to the City park land along the south property line of the subject property. In addition, a private easement to serve as access for service vehicles and adjacent property owners will be provided along the western portion of the property. The specific construction standards of the proposed pedestrian and vehicle access are addressed in the stipulations of approval and later in this Staff Report.

(Update, February 15, 2006. All revised and/or added text is shown in bold print.) This item was continued at the February 9, 2006 Planning Commission meeting at the applicant's request. In particular, the applicant requested that this item and all of the associated items be continued to allow them additional time to address access issues through the subject

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property to adjacent properties. To date, this issue has not been resolved. As such, staff is recommending that this item be continued to the March 9, 2006 Planning Commission meeting. Please note that no other part of this Staff Report has been revised.

The applicant has submitted a Layout Plat to subdivide two lots into three lots to be known as The Village at Founders Park. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install sidewalk along both sides of the proposed commercial street, to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along an existing 60 foot wide road easement; and, to waive the requirement to install curb, gutter sidewalk street light conduit, water, sewer and to reduce the pavement width from 24 feet to 20 feet and to reduce the right-of-way width from 49 feet to 20 feet for a proposed 20 foot wide pedestrian and service easement. The applicant has also submitted a Comprehensive Plan Amendment to the Major Street Plan to eliminate West Street as a collector street. In addition, the applicant has submitted a Vacation of Right-of-Way request to vacate West Street as it abuts the subject property. The applicant has also submitted an Initial Planned Residential Development to allow a mix of multi-family units and office use to be constructed on the subject property. (See companion items #06SV001, 06CA001, 06VR001 and 06PD001.)

The property is located at the western terminus of W. Chicago Street 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:

**Geotechnical Report:** A geotechnical report including pavement design must be submitted for review and approval. In addition, the geotechnical report must include soils resistivity test results. If the results indicate severe potential towards corrosion of buried metal, then information must be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections must be provided as needed for buried water system metal fixtures. Staff is recommending that a geotechnical report be submitted for review and approval upon submittal of a Preliminary Plat.

**Drainage:** As part of the Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. In addition, a drainage plan must be submitted for review and approval. In particular, the

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drainage plan must be designed in compliance with the Morningside Drainage Basin Plan. The drainage plan must also demonstrate that the design flows do not exceed pre-developed flows or on-site detention must be provided. If on-site detention is required, then design calculations and details for the detention must be submitted for review and approval. 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, must be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as necessary.

Sewer: Staff is recommending that upon submittal of a Preliminary Plat, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, a Master Utility Plan must be submitted for review and approval showing sanitary sewer service to the entire project as well as the ability to serve developable property within the collection basin outside the boundaries of the subject property.

Water: Staff is recommending that upon submittal of a Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the water plans must provide calculations demonstrating that required domestic and fire flows are being provided. In addition, the plat document must also be revised to provide utility easements as needed.

West Street: West Street is located along the east lot line of the subject property and is classified as a collector street on the City's Major Street Plan requiring that it be located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained or the street must be vacated. If the street is vacated, then a Comprehensive Plan Amendment to the Major Street Plan must be obtained eliminating West Street as a collector street.

Commercial Street: The Layout Plat identifies a north-south commercial street extending through the subject property. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for the north-south commercial street 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.

60 foot wide Road Easement: The Layout Plat identifies a 60 foot wide road easement along the north lot line and a portion of the west lot line of the subject property. The easement serves as an access to an adjacent property located west of the subject property. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for the 60 foot wide road easement be submitted for review and approval. In particular, the road construction plans must show the street located in a minimum 49 foot wide right-of-way

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and/or easement and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained or the easement must be vacated. If the easement is vacated, then an alternate street connection must be provided to the adjacent property located west of the subject property.

20 foot wide Private Pedestrian and Service Easement: The Layout Plat identifies a 20 foot wide private pedestrian and service easement extending south from W. Chicago Street across City park property and through the southeast corner of the subject property to serve as access to properties located west of the subject property. The easement is classified as a lane place street requiring that it be located in a minimum 49 foot wide easement and/or right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for the 20 foot wide private pedestrian and service easement be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the Parks and Recreations Department must review and approve that portion of the street proposed to be located through the adjacent City Park. The City Council must also review and approve the use of the City property for the location of a street. In addition, a SDCL 11-6-19 Review must be submitted for review and approval for the construction of the street on public property or the construction plans for the street must be included with the Preliminary Plat of the subject property. **The applicant has submitted a revised Layout Plat identifying the previously proposed 20 foot wide private pedestrian and service easement as a 15 foot wide pedestrian access easement. Staff is recommending that upon submittal of a Preliminary Plat application, construction plans for the proposed 15 foot wide pedestrian access easement be submitted for review and approval. In particular, the construction plans must show the construction of an eight foot wide sidewalk. In addition, the Parks and Recreational Department must review and approve that portion of the sidewalk proposed to be located through the adjacent City park. The City Council must also review and approve the use of the City property for the location of the proposed pedestrian access. In addition, a SDCL 11-6-19 Review must be submitted for review and approval for the construction of the sidewalk on public property or the construction plans for the sidewalk must be included with the Preliminary Plat of the subject property.**

Private Access Easement: The Layout Plat has been revised to show a private access easement extending west from the commercial street to the west lot line of the subject property. In particular, the Layout Plat identifies a 20 foot wide easement extending through a parking area as shown on the associated Initial Planned Unit Development transitioning into a 24 foot wide easement as it extends from the parking area to the west lot line of the subject property. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for the proposed private access easement be submitted for review and approval. In particular, the road construction plans must show the street constructed with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. The applicant has indicated that the easement will be recorded as a miscellaneous document at the Register of Deed's Office in lieu of the dedicating the easement as a

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**part of the plat document in order to secure the terms of use for the easement.**

Fire Department: The Fire Department staff 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 staff 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.

Emergency Services Communication Center: The Emergency Services Communication Center has indicated that street names for the commercial street must be submitted for review and approval. In addition, the Final plat document must be revised to show the approved street name.

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