

STAFF REPORT
March 9, 2006

No. 06PL021 - Layout Plat

ITEM 11

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers for Cedar Investment Property, LLC
REQUEST	No. 06PL021 - Layout Plat
EXISTING LEGAL DESCRIPTION	The unplatted portion of the NE1/4 SW1/4 NE1/4, Section 34, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 4, Cedar Subdivision and Dedicated Right-of-Way, formerly the unplatted portion of the NE1/4 SW1/4 NE1/4, Section 34, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 11.46 acres
LOCATION	East of the intersection of Plant Street and Deadwood Avenue
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District - Low Density Residential District
East:	Light Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/10/2006
REVIEWED BY	Vicki L. Fisher / Emily Fisher

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

STAFF REPORT
March 9, 2006

No. 06PL021 - Layout Plat

ITEM 11

3. sediment control plan for all improved areas shall be submitted for review and approval; Upon submittal of a Preliminary Plat application, a drainage plan in compliance with the Drainage Criteria Manual shall be submitted for review and approval. In particular, the drainage plan shall incorporate the local or regional facilities in order to detain flows to pre-developed flow rates. In addition, the drainage plan shall include calculations demonstrating that discharge from any project facilities will result in net drainage basin run-off not exceeding pre-development flow rates or local detention facilities shall be provided. 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. In addition, the sewer plans shall demonstrate adequate capacity of the downstream wastewater system. 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 Plant 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, the plat document shall be revised to include that portion of Plant Street right-of-way located between the subject property and Deadwood Avenue or the right-of-way shall be dedicated as an "H" Lot or on a separate plat document
9. Upon submittal of a Preliminary Plat application, road construction plans for the collector street to be located in the southeast corner of the subject property as per the Major Street Plan shall be submitted for review and approval. In particular, the road construction plans shall show the street 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 or a Variance to the Subdivision Regulations shall be obtained or a Comprehensive Plan Amendment to the City Major Street Plan shall be obtained relocating and/or eliminating the street;
10. 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;
11. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
12. Upon submittal of a Final Plat application, surety for any required subdivision

STAFF REPORT
March 9, 2006

No. 06PL021 - Layout Plat

ITEM 11

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 subdivide the subject property into four lots ranging in size from .77 acres to 5.63 acres. The applicant has indicated that the proposed industrial development will be known as "Cedar Subdivision".

The property is located approximately 590 feet east of the intersection of Plant Street and Deadwood Avenue 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 drainage plan must incorporate the local or regional facilities in order to detain flows to pre-developed flow rates. In addition, the drainage plan must include calculations demonstrating that discharge from any project facilities will result in net drainage basin run-off not exceeding pre-development flow rates or local detention facilities shall be provided. The plat document must also be revised to provide drainage easements as necessary.

Plant Street: The Layout Plat identifies the extension of Plant Street to serve as access to the subject property. Plant Street is classified as an industrial 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 and water. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for Plant Street be submitted

STAFF REPORT
March 9, 2006

No. 06PL021 - Layout Plat

ITEM 11

for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

The applicant has submitted a request to the City Council to approve H-Lot(s) for that portion of Plant Street located between Deadwood Avenue and the subject property. Staff is recommending that upon submittal of a Preliminary Plat application, the plat document be revised to include that portion of Plant Street right-of-way located between the subject property and Deadwood Avenue or the right-of-way must be dedicated as "H" Lot(s) or on a separate plat document.

Collector Street: The Major Street Plan identifies a collector street to be located in the southeast corner of the subject property. As such, staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for the collector street be submitted for review and approval. In particular, the road construction plans must show the street 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 or a Variance to the Subdivision Regulations must be obtained or a Comprehensive Plan Amendment to the City Major Street Plan must be obtained relocating and/or eliminating the street.

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. 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. In addition, the sewer plans must demonstrate adequate capacity of the downstream wastewater system. The plat document must also be revised to provide utility easements as needed.

Water: Water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval. In addition, the water plans must provide calculations demonstrating that required domestic and fire flows are being provided. 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. In addition, the plat document must also be revised to provide utility easements as needed.

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.

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