

STAFF REPORT
October 26, 2006

No. 06PL162 - Preliminary Plat

ITEM 53

GENERAL INFORMATION:

PETITIONER	Wyss Associates for Web Land Holdings, LLC
REQUEST	No. 06PL162 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of Lot A, located in the SE1/4 SE1/4; and a portion of the unplatted balance, all located in Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 2, located in the SE1/4, formerly a portion of Lot A, located in the SE1/4 SE1/4; and a portion of the unplatted balance, all located in Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6 acres
LOCATION	West of the intersection of Tower Road and South Highway 16
EXISTING ZONING	Office Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Residential Development) - Office Commercial District (Planned Commercial Development)
South:	Office Commercial District (Planned Commercial Development)
East:	General Commercial District
West:	Medium Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/29/2006
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the Planning Commission, the plat document shall be revised to show the access easement as right-of-way in lieu of an access easement or an Exception shall be obtained to allow an easement to serve as access to five lots in

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- lieu of four lots as per the Street Design Criteria Manual. In addition, the plat document shall be revised to show the adjacent parcels along the right-of-way as two separate lots;
2. Prior to Preliminary Plat approval by the Planning Commission, a drainage plan designed in accordance with the Meade-Hawthorne Drainage Basin Plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary;
 3. Prior to Preliminary Plat approval by the City Council, water system plans prepared by a Registered Professional Engineer showing the extension of water mains in compliance with the adopted "Planning Report for Skyline, Terracita, Southwest, Carriage Hills and future Southwest Rapid City Water Service Zone" prepared by CETEC Engineering Inc. shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, the water system 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;
 4. Prior to Preliminary Plat approval by the City Council, 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, calculations shall be submitted for review and approval demonstrating adequate capacity of the downstream US Highway 16 lift station. In addition, the plat document shall also be revised to provide utility easements as needed;
 5. Prior to Preliminary Plat approval by the City Council, a utility master plan including public and private utilities shall be submitted for review and approval. In particular, the utility master plan shall provide sewer and water service to the adjacent properties as well as looped system(s) as needed;
 6. Prior to Preliminary Plat approval by the City Council, road construction plans for Mount Rushmore Road shall be submitted for review and approval. In particular, the construction plans shall show the installation of curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 7. 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 street shall be constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations shall be obtained;
 8. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along Tower Road except for approved approach location(s). In addition, the plat document shall be revised to show a non-access easement along Mount Rushmore Road;
 9. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 10. Prior to submittal of a Final Plat application, the plat document shall be revised to show the commercial street as "Fairmont Boulevard"; and,
 11. 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 create a six acre commercial lot. On April

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19, 2004, the City Council approved a Layout Plat to subdivide the subject property into a 5.6 acre commercial lot. In April, 2006, the City Council approved Tax Increment District No. 47 for the design and reconstruction of Tower Road, which includes that portion of the street abutting the subject property.

The property is located in the northwest corner of the Mount Rushmore Road/Tower Road intersection on the north side of Tower Road. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Drainage Information: The proposed development is located within the upper portion of the Meade-Hawthorne drainage basin. The design plan for the basin identifies detention storage of major storm flows from the study area within detention ponds. The effective storage volume of the ponds greatly reduces peak runoff from the basin. The pond outlet is a 36" RCP storm sewer which continues east under U.S. Highway 16. A restricted opening at the inlet to the 36" RCP is required to reduce the peak pond discharge due to capacity issues with the existing 36" RCP. Staff is recommending that a drainage plan in accordance with the Meade-Hawthorne Drainage Basin Plan. In addition, staff is recommending that the applicant review the recommendations of the Preliminary Design Report for Tower Road Reconstruction (prepared by CETEC, City Project #ST 01-973), addressing detention storage and discharge rates as specified in the studies. The drainage plan must calculate the increased run-off to be generated by the proposed use and reduce and/or retain flows to those identified in the drainage plan. In addition, the plat document must be revised to provide drainage easements as necessary.

Access Easement: The Preliminary Plat identifies the extension of Fairmount Boulevard through the subject property within an 80 foot wide access easement. The Street Design Criteria Manual states that an easement may serve up to four lots. However, Fairmount Boulevard will serve as access to five lots. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the plat document be revised to show the access easement as right-of-way or an Exception must be obtained to allow an easement to serve as access to five lots in lieu of four lots as per the Street Design Criteria Manual. Please note that the applicant has recently submitted a Variance to the Subdivision Regulations to waive the requirement to improve the access easement. In order for staff to support the request, the street must be located in right-of-way so that a waiver of right to protest any future assessments for the improvements can be signed by the applicant to insure participation by the applicant at such time as the improvements are completed.

Staff has also noted that the street divides the subject property into two parcels. As such, staff is recommending that the plat document be revised to show the adjacent parcels along the right-of-way as two separate lots.

The 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, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. Staff is recommending that prior to Preliminary Plat approval

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by the City Council, construction plans for the street be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Mount Rushmore Road: Mount Rushmore Road is located along the east lot line of the subject property and is classified as a principal arterial street requiring that the street be located within a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, street light conduit, sidewalk, water and sewer. Currently, Mount Rushmore Road is located within an approximate 300 foot wide right-of-way and constructed with an approximate 98 foot wide paved surface. Staff is recommending that prior to Preliminary Plat approval by the City Council, construction plans providing curb, gutter street light conduit, sidewalk, water and sewer or a Variance to the Subdivision Regulations must be obtained.

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