

STAFF REPORT
December 7, 2006

No. 06PL123 - Layout Plat

ITEM 13

GENERAL INFORMATION:

PETITIONER	Renner Associates for Rande Robinson
REQUEST	No. 06PL123 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lots 9 and 10, Cambell Square Addition, located in Government Lot 4, Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 9R and 10R, formerly Lots 9 and 10, Cambell Square Addition, located in Government Lot 4, Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.19 acres
LOCATION	1410 Centre Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Commercial District - Light Industrial District
East:	Light Industrial District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	7/20/2006
REVIEWED BY	Travis Tegethoff / Todd Peckosh

RECOMMENDATION:

Staff recommends that the Layout Plat be continued to the January 4, 2007 Planning Commission meeting to allow the applicant to submit the required information.

GENERAL COMMENTS:

This staff report has been revised as of November 29, 2006. All revised and/or added text is shown in bold print. The applicant has submitted a Layout Plat to create a 0.78 acre lot and a 1.41 acre lot. The property is located north of Centre Street between Cambell Street and Creek Drive. Currently a commercial structure and parking lot is located on the subject property.

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

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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:

Site Plan: A structural site plan identifying the location of the existing structures and existing utilities must be submitted for review and approval. As this is a requirement of a Layout Plat, staff is recommending that the site plan be submitted for review and approval prior to Layout Plat approval by the Planning Commission.

On September 19, 2006 the applicant submitted a structural site plan identifying the location of the existing structures and existing utilities.

Building Permits: Staff noted that a violation letter was sent to the owner of the subject property for a prior building permit where the landscaping, paving, and final inspection has not been completed and a certificate of occupancy has not been issued for the structure. Staff is recommending that these issues be addressed prior to Layout Plat approval by the Planning Commission.

Utility Company Approval: The applicant noted a vacation of a minor drainage and utility easement on the proposed plat. The vacation of a utility easement requires permission of all affected utility companies. Staff has not received any responses from the affected public utility companies. Staff recommends that prior to Preliminary Plat approval by Planning Commission, responses from all the affected public utility companies shall be received for review and approval.

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 be designed in compliance with the Drainage Criteria Manual. 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 application, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer

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mains and service lines be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance.

Water: 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 shall be obtained. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance.

Centre Street: Centre Street is located along the south lot line of the subject property and is classified as an industrial street on the City's Major Street Plan 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, street light conduit, sidewalk, water and sewer. Currently, Centre Street is shown with a 66 foot wide right-of-way and has an approximate 24 foot wide paved surface. As such, staff is recommending that upon submittal of a Preliminary Plat application, road construction plans be submitted for review and approval as identified 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.

This item was continued to the September 7, 2006 Planning Commission meeting to allow the applicant to submit the required information. This item was continued to the September 21, 2006 Planning Commission meeting to allow the applicant to submit the required information. This item was continued to the October 5, 2006 Planning Commission meeting to allow the applicant to submit the required information. This item was continued to the October 26, 2006 Planning Commission meeting to allow the applicant to submit the required information. This item was continued to the November 9, 2006 Planning Commission meeting to allow the applicant to submit the required information. This item was continued to the November 22, 2006 Planning Commission meeting to allow the applicant to submit the required information. **This item was continued to the December 7, 2006 Planning Commission meeting to allow the applicant to submit the required information. As of November 29, 2006 the violations of City Ordinance regarding landscaping, paving, and final inspection have not been corrected and staff is recommending that this item be continued to the January 4, 2007 Planning Commission Meeting to allow the applicant to address these issues. Staff would also note that this item has been continued numerous times and if the required information is not brought forward prior to the January 4, 2007 Planning Commission Meeting staff will recommend that this item be denied without prejudice at that time.**