

STAFF REPORT
November 8, 2007

No. 07PL141 - Preliminary Plat

ITEM 60

GENERAL INFORMATION:

APPLICANT	Action Development, Inc.
AGENT	Lawrence M. Kostaneski for Centerline, Inc.
PROPERTY OWNER	AR Group, LLC
REQUEST	No. 07PL141 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of Tract 1 of Century 21 Subdivision, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 8 of Anamosa Crossing Subdivision, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.531 acres
LOCATION	Northeast of the intersection of Century Road and East North Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District - General Agriculture District
South:	General Commercial District (Planned Commercial Development)
East:	General Commercial District
West:	General Commercial District - Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/12/2007
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, construction plans for E. North Street shall be submitted for review and approval. In particular, the construction plans shall show the street constructed with sewer and sidewalk or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, construction plans for "A/R Lane"

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shall be submitted for review and approval. In particular, the construction plans shall show the street constructed with a minimum 26 foot wide paved surface or a Variance to the Subdivision Regulations shall be obtained. In addition, property line sidewalks shall be provided as per the Street Design Criteria Manual or an Exception shall be obtained to allow curb side sidewalks;

3. Prior to Preliminary Plat approval by the City Council, the Traffic Impact Study shall be revised as follows:
 - Include the Synchro runs or detailed intersection analysis information, for whatever method was used by the consultant, for all of the analyzed intersections. The runs shall at a minimum show queue lengths, phasing, and LOS for each movement;
 - The report shall specify what improvements are needed, if any and when the improvements are needed to provide a LOS C or better at the intersection of E. North Street and Anamosa Street since the report currently shows the intersection operating at an unacceptable level of service;
 - Show the redistribution of traffic and the adjustment of storage lengths for turn lanes at the signalized intersection of Anamosa Street and Century Road since this is the intersection that shall be signalized in accordance with the Design Criteria Manual Standards;
4. Prior to submittal of a Final Plat application, an alternate street name for "A/R Lane" shall be submitted to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street name;
5. Prior to submittal of a Final Plat application, the plat document shall be revised to show "A/R Boulevard" as "Century Road";
6. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along E. North Street and the first 105 feet of "A/R Boulevard" as it extends west from E. North Street. In addition, a non-access easement shall be provided along the northwest corner of Lot 8 for a distance of 105 feet along "A/R Lane" and "A/R Boulevard" or an Exception to the Street Design Criteria Manual shall be obtained;
7. Upon submittal of a Final Plat application, surety shall be posted for the design and construction of "A/R Lane" and "A/R Boulevard". In addition, surety shall be posted for the design and construction of any drainage and grading improvements. Surety shall also be posted for any other required subdivision improvements that have not been completed and the subdivision inspection fees shall be paid; and,
8. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create two lots leaving an unplatted balance, and to extend two streets through the development. In particular the plat shows the extension of ""A/R Boulevard"" along proposed Lot 1 and the extension of ""A/R Lane"" along proposed Lot 8 to Anamosa Street. The applicant has also submitted a Variance to the Subdivision Regulations (#07SV059) to waive the requirement to install sidewalk, water and sewer along E. North Street and to reduce the pavement width from 26 feet to 24 feet along "A/R Lane" and "A/R Boulevard".

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On October 1, 2007, the City Council approved a Preliminary Plat (#07PL081) to create a six acre lot from a portion of the unplatted balance. To date, a Final Plat for the six acre lot has not been submitted for review and approval. Even though the six acre lot is not a part of this Preliminary Plat, the Master Plan submitted with this application shows the previously approved six acre lot in a slightly different configuration. The applicant should be aware that the Master Plan must be revised to comply with the previously approved Preliminary Plat or a revised Preliminary Plat must be submitted for review and approval for the six acre lot.

The property is located northeast of the intersection of Century Road and E. North Street. Currently, the property is void of any structural development.

STAFF REVIEW:

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

E. North Street: E. North Street is located along the east lot line of the property and is classified as a principal arterial street on the City's Major Street Plan requiring that it be located within a 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. E. North Street is currently located within a 290 foot wide right-of-way and constructed with an approximate 40 foot wide paved surface, curb, gutter, street light conduit and water. To date, sewer and sidewalk have not been constructed along this portion of E. North Street. As such staff is recommending that prior to Preliminary Plat approval by the City Council, construction plans for E. North Street be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

"A/R Lane" and "A/R Boulevard": The applicant has submitted a site plan showing "A/R Lane" and "A/R Boulevard" extending through the proposed development providing street connections from E. North Street to Anamosa Street. The applicant has indicated that the portion of "A/R Boulevard" located along the south lot line of proposed Lot 1 will be constructed as a part of this Preliminary Plat. In addition, "A/R Lane" will be constructed along the west lot line of proposed Lot 8 to Anamosa Street. The two streets are classified as commercial streets requiring that they be located within a minimum 59 foot wide right-of-way and constructed with a minimum 26 foot wide right-of-way, curb, gutter, property line sidewalks, street light conduit, water and sewer. The applicant has indicated that "A/R Boulevard" will be constructed with two 12 foot wide lanes and a ten foot wide turning lane for a total pavement width of 34 feet. In addition, "A/R Lane" will be constructed to the same standard with the exception of an approximate 320 foot section located south of proposed Lot 8, which is shown to be constructed with a 24 foot wide paved surface. The applicant has indicated that the streets will also be constructed with curb, gutter, curb side sidewalks, street light conduit, water and sewer. Staff is recommending that prior to Preliminary Plat approval by the City Council, construction plans for "A/R Lane" be submitted for review and approval showing the entire street constructed with a minimum 26 foot wide paved surface or a Variance to the Subdivision Regulations must be obtained. In addition, property line sidewalks must be provided as per the Street Design Criteria Manual or an Exception must be obtained to allow curbside sidewalks.

Traffic Impact Study: Staff has reviewed the Traffic Impact Study submitted for review and approval as a part of the Anamosa Crossing Subdivision Preliminary Plat #07PL081 creating

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a six acre parcel. To date, the Synchro runs or detailed intersection analysis information, for whatever method was used by the consultant, have not been submitted for review and approval for all of the analyzed intersections. This information is needed in order to determine what movement at the intersection of E. North Street and Anamosa Street is operating at a LOS E as per the Traffic Impact Study. Once the consultant has identified which leg of the intersection is at issue, staff will review with the consultant possible solutions and appropriate funding sources for the improvements. Please note that the solution may be to simply modify the signal timing/phases.

In addition, the Traffic Impact Study must be revised to show the redistribution of traffic and the adjustment of storage lengths for turn lanes at the intersection of Anamosa Street and Century Road since this is the intersection that must be signalized, in accordance with the Design Criteria Manual Standards.

Staff is recommending that the Traffic Impact Study be revised as identified prior to City Council approval of the Preliminary Plat.

Master Plan: The applicant has submitted a Master Plan showing Century Road in a discontinuous design intersecting with Anamosa Street at two separate locations with a 315 foot separation between intersections. The southern intersection, aligning with proposed "A/R Boulevard", will be a signalized intersection. As such, the 315 foot separation between intersections does not allow the northern intersection to function as a full movement intersection. In particular, the intersection will be limited to a right-in/right-out movement or adequate spacing must be provided between the intersections. Upon platting this area of the property, the intersection must be designed as identified or adequate spacing provided.

Street Names: The Emergency Services Communication Center has indicated that alternate street names for "A/R Boulevard" and "A/R Lane" must be submitted for review and approval. The applicant has submitted a Master Plan of the property showing the southern portion of Century Road as it abuts the property relocated to align with the south end of "A/R Boulevard". In addition, the Master Plan shows the northern portion of Century Road within its existing right-of-way along the west lot line of the property resulting in a discontinuous road name. Currently, three properties have been addressed along the northern portion of the street and four properties have been addressed along the southern portion of the street. It has been the practice of the City Council to change the road name with the least amount of affected properties. As such, staff is recommending that prior to submittal of a Final Plat application, the plat document be revised to show "A/R Boulevard" as Century Road. Staff is also recommending that prior to submittal of a Final Plat application, an alternate street name for "A/R Lane" be submitted to the Emergency Services Communication Center for review and approval. In addition, the plat document must be revised to show the approved street name.

Construction Plans/Surety: To date, road construction plans, a grading plan and/or a drainage plan have not been submitted for review and approval. In particular, the applicant has requested that surety be allowed to be posted for the design and construction of all the subdivision improvements. As such, staff is recommending that upon submittal of a Final Plat application, surety be posted for the design and construction of "A/R Lane" and "A/R Boulevard". In addition, surety must be posted for the design and construction of any

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drainage and grading improvements. Surety must also be posted for any other required subdivision improvements that have not been completed and the subdivision inspection fees must be paid.

Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements. In addition, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. As such, staff is recommending that prior to the City's acceptance of the public improvements, a warranty surety be submitted for review and approval as required.

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