

STAFF REPORT
May 8, 2008

No. 08PL050 - Preliminary Plat

ITEM 44

GENERAL INFORMATION:

APPLICANT	Action Development, Inc.
AGENT	Lawrence M. Kostaneski for Centerline, Inc.
PROPERTY OWNER	Charles L. Barker, AR Group LLC
REQUEST	No. 08PL050 - 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, formerly a portion of Tract 1 of Century 21 Subdivision, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 34.0 acres
LOCATION	Northwest of the intersection of East North Street and the future East Anamosa 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
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/11/2008
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, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
2. Prior to Preliminary Plat approval by the City Council, construction plans for E. North

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- Street shall be submitted for review and approval. In particular, the construction plans shall show the street constructed with sewer and sidewalk. In addition, a water main shall be extended along the west side of E. North Street from Century Road to the north lot line of proposed Lot 1 or a Variance to the Subdivision Regulations shall be obtained;
3. Prior to Preliminary Plat approval by the City Council, construction plans for Century Road shall be submitted for review and approval. In particular, the construction plans shall show a sewer main constructed along the entire street right-of-way or a Variance to the Subdivision Regulations shall be obtained;
 4. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show non-access easements as per the Street Design Criteria Manual or an Exception shall be obtained;
 5. Prior to submittal of a Final Plat application, an alternate street name for Charleston Drive 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;
 6. 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; and,
 7. 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. The applicant has also submitted a Variance to the Subdivision Regulations (#07SV023) to waive the requirement to install sidewalk and sewer along East North Street and to install sewer along portions of Century Road.

On October 1, 2007, the City Council approved a Preliminary Plat (#07PL081) for the property to create a six acre lot, leaving an unplatted balance. To date, a Final Plat for the six acre lot has not been submitted for review and approval. On April 21, 2008, the City Council denied without prejudice at the applicant's request a Preliminary Plat to subdivide the property into two lots leaving an unplatted balance.

The property is located northwest of the intersection of East North Street and East Anamosa 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. Currently, E. North Street is 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

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

A water main is currently located along the east side of E. North Street. However, the construction plans do not show the proposed water main located at the intersection of Century Road and E. North Street extending across E. North Street to connect with the existing water main. As such, staff is recommending that a water main be extended from Century Road along the west side of E. North Street to the north lot line of proposed Lot 1 to provide a future water extension to the unplatted balance or a Variance to the Subdivision Regulations must be obtained.

Century Road: The Preliminary Plat identifies Century Road extending from E. North Street to E. Anamosa Street. Century Road is classified as a commercial street requiring that it 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 construction plans show Century Road located within a 59 foot wide right-of-way and constructed with a 34 foot wide paved surface, curb, gutter, property line sidewalks, street light conduit and water. In addition, a sewer main is shown along a portion of the street right-of-way. Staff is recommending that prior to Preliminary Plat approval by the City Council, construction plans for Century Road be submitted for review and approval showing a sewer main constructed along the entire street right-of-way or a Variance to the Subdivision Regulations must be obtained.

Street Names: The Emergency Services Communication Center has indicated that a different street name for Charleston Drive must be submitted for review and approval. In particular, a street has already been named Charleston Drive within the City limits of Box Elder. As such, staff is recommending that prior to submittal of a Final Plat application, an alternate street name for Charleston Drive 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.

Inspection Fees and Surety: Chapter 16.20.080 of the Rapid City Municipal Code states that before any Final Plat is approved, an additional fee shall be paid to the City to cover the costs of inspection of the subdivision improvements required by the Ordinance. In addition, surety for any required subdivision improvements that have not been completed must be posted. As such, staff is recommending that upon submittal of a Final Plat application, surety be posted and subdivision inspection fees be paid as required.

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.