

STAFF REPORT  
May 22, 2008

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**No. 08PL062 - Preliminary Plat**

**ITEM 32**

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GENERAL INFORMATION:

APPLICANT	Orthopedic Building Partnership
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	Orthopedic Building Partnership
REQUEST	<b>No. 08PL062 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Lots 1 and 5 of Old Rodeo Subdivision, located in the NW1/4 of the SW1/4 and the NE1/4 of the SW1/4, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1R, 5R and 6 of Old Rodeo Subdivision, formerly Lots 1 and 5 of Old Rodeo Subdivision, located in the NW1/4 of the SW1/4 and the NE1/4 of the SW1/4, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 15.63 acres
LOCATION	7220 South Highway 16 and 7111 Jordan Drive
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District (Planned Commercial Development)
East:	General Commercial District (Planned Commercial Development)
West:	Highway Services District (Planned Commercial Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	4/25/2008
REVIEWED BY	Travis Tegethoff / Karley Halsted

RECOMMENDATION:

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

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1. Prior to Preliminary Plat approval by the City Council, construction plans for U.S. Highway 16 shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, a non-access easement shall be identified along the eastern lot line, as no access will be allowed onto U.S. Highway 16;
2. Prior to Preliminary Plat approval by the City Council, a sewer plan prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains, manholes and service lines to the property to the south shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, all redline comments made on the construction plans shall be addressed and resubmitted for review and approval. In addition, the red lined drawings shall be returned to the Growth Management Department;
4. Prior to Preliminary Plat approval by City Council, an Erosion and Sediment Control Permit in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval if subdivision improvements are required;
5. Prior to Preliminary Plat approval by the City Council, a cost estimate for the subdivision improvements shall be submitted for review and approval;
6. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and subdivision inspection fees shall be paid as required; 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 application to create three lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations (#08SV029) to waive the requirement to install water, sewer, curb, gutter, sidewalk, and street light conduit along U.S. Highway 16 as per Chapter 16.16 of the Rapid City Municipal Code.

The property is currently zoned General Commercial District with a Planned Development Designation and is located south of Catron Boulevard and east of U.S. Highway 16. A commercial development is located on one of the proposed lots and the other two lots are void of structural development.

STAFF REVIEW:

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

Addison Avenue: Addison Avenue runs east and west through the property and is classified as a commercial/industrial street 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, Addison Avenue is located in a minimum 60 foot wide right-of-way with a minimum 26 foot wide paved surface, curb, gutter, street light conduit, water and sewer meeting the minimum requirements of the Rapid City Street Design Criteria Manual.

Jordan Drive: Jordan Drive is located along the east side of proposed Lots 1R and 5R and is classified as a Lane/Place street requiring that the street be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter,

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street light conduit, sidewalk, water and sewer. Currently, Jordan Drive is located in a minimum 49 foot wide right-of-way with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer meeting the minimum requirements of the Rapid City Street Design Criteria Manual.

U.S. Highway 16: U.S. Highway 16 is located along the western lot line of the proposed subdivision. U.S. Highway 16 is on the State Highway System and is identified as an arterial street on the Major Street Plan requiring a minimum 100 foot of right-of-way. The developer is responsible for constructing an arterial street to a collector street standard. Any expansion of the road beyond a collector street standard is considered over sizing and is not the developer's responsibility. Currently, U.S. Highway 16 is located in an approximate 330 foot wide right-of-way with four paved travel lanes. There is no curb and gutter, street light conduit or sidewalks currently constructed in U.S. Highway 16. The applicant has requested a Variance to the Subdivision Regulations (#08SV029) to waive the requirements to improve U.S. Highway 16 in conjunction with this plat request. As such, staff recommends that prior to Preliminary Plat approval by the City Council, plans for U.S. Highway 16 shall be submitted as identified or a Variance to the Subdivision Regulations must be obtained. In addition, a non-access easement must be identified along the western lot line, as no access will be allowed onto U.S. Highway 16.

Sewer: Staff noted that the applicant is required to extend sewer services to the boundaries of their development per Chapter 16 of the Rapid City Municipal Code. As such, prior to Preliminary Plat approval by the City Council, a sewer plan prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains, manholes and service lines must be submitted for review and approval.

Redline Comments: Staff is recommending that prior to Preliminary Plat approval by City Council, all redline comments made on the construction plans must be addressed and resubmitted for review and approval. In addition, the red lined drawings must be returned to the Growth Management Department.

Stormwater Management Plan: The City Council has recently adopted a Stormwater Quality Manual which provides a set of criteria and technical guidance for erosion and sediment control at construction sites. Because site conditions will affect the suitability and effectiveness of erosion control measures, a plan specific to each site is required. Staff is recommending that prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Permit in compliance with the adopted Stormwater Quality Manual be submitted for review and approval.

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

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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.