

STAFF REPORT
June 26, 2008

No. 08PL085 - Layout Plat

ITEM 42

GENERAL INFORMATION:

APPLICANT	Vern Osterloo for Rapid City Regional Hospital
AGENT	Renner & Associates
PROPERTY OWNER	Rapid City Regional Hospital
REQUEST	No. 08PL085 - Layout Plat
EXISTING LEGAL DESCRIPTION	Tracts AR-1 thru AR-6, Tract B, and Tract E and a part of the unplatted portion of the SE1/4 SW1/4, Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots H and I of Regional Hospital Addition, formerly Tracts AR-1 thru AR-6, Tract B, and Tract E and a part of the unplatted portion of the SE1/4 SW1/4, Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 84.041 acres
LOCATION	At the southeast corner of the intersection of Fairmont Boulevard and Fifth Street at 353 Fairmont Boulevard
EXISTING ZONING	General Commercial District (Planned Commercial Development) - Office Commercial District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Office Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	5/22/2008
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, a complete site plan showing all existing development shall be submitted for review and approval. In particular, the site plan shall

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- show existing structures, parking, signage, landscaping, lighting, interior vehicular circulation and pedestrian walkways. In addition, the plat document shall be revised to show easements as needed;
2. Upon submittal of a Preliminary Plat application, a Master Utility Plan showing private and public utilities shall be submitted for review and approval. In addition, the plat document shall be revised to show utility easements as needed;
 3. Upon submittal of a Preliminary Plat application, an Erosion and Sediment Control Permit in compliance with the adopted Stormwater Quality Manual and a grading permit shall be submitted for review and approval if subdivision improvements are required. In addition, a grading permit and an Erosion and Sediment Control Permit for the existing rubble and dirt pile located in the southwest corner of the property shall be submitted for review and approval;
 4. Upon submittal of a Preliminary Plat application, a drainage report shall be submitted for review and approval. In addition, the plat document shall be revised to show drainage easements as needed;
 5. Upon submittal of a Preliminary Plat application, construction plans showing sewer along 5th Street from Fairmont Boulevard to Lot 2 of Tract C, Regional Hospital Subdivision, shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
 6. Upon submittal of a Preliminary Plat application, construction plans showing sewer along Elk Street from 5th Street to the Tract F of the Regional Hospital Subdivision shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
 7. Upon submittal of a Preliminary Plat application, construction plans showing a sidewalk along both sides of 3rd Street shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
 8. Upon submittal of a Preliminary Plat application, the plat title shall be revised to include "vacated Third Street Right-of-way" and "Tracts AR-1 thru AR-6";
 9. Upon submittal of a Preliminary Plat application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 10. 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;
 11. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,
 12. The approved Layout Plat for which no grading, construction or other improvements have been initiated within two years of the date of approval of the plat shall be deemed as expired. However, the owner or applicant of the plat may, prior to the termination of the two year period, request a one year extension subject to approval by the City Council.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to replat six parcels into two lots leaving an unplatted non-transferable balance located west of 5th Street.

The property is located at the southeast corner of the intersection of Fairmont Boulevard and Fifth Street. The property is currently zoned General Commercial District with a Planned Commercial Development. The Rapid City Regional Hospital is located on proposed Tract H and the Rapid City Hospice Facility is located on proposed Tract I.

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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 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: As previously indicated, the Rapid City Regional Hospital is located on proposed Tract H and the Rapid City Hospice Facility is located on proposed Tract I. As such, staff is recommending that upon submittal of a Preliminary Plat application, a complete site plan showing all existing development be submitted for review and approval. In particular, the site plan must show the existing structures, parking, signage, landscaping, lighting, interior vehicular circulation and pedestrian walkways. In addition, the plat document must be revised to show easements as needed.

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 if any subdivision improvements are required.

Staff has also noted that a large dirt and rubble pile exists in the southwest corner of the property. It does not appear that a grading permit has been obtained for the work. As such, staff is recommending that upon submittal of a Preliminary Plat application, a grading permit and an Erosion and Sediment Control Permit for the existing rubble and dirt pile be submitted for review and approval.

Drainage Plan: The Layout Plat identifies the proposed vacation of a portion of an existing Major Drainage Easement on the property. As such, staff is recommending that upon submittal of a Preliminary Plat application, a drainage report verifying the appropriateness of this vacation, be submitted for review and approval. In addition, the plat document must be revised to show drainage easements as needed.

Fifth Street: Fifth Street is located along the west 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 minimum 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, Fifth Street

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is located within a 100 foot wide right-of-way and constructed with five 12 foot wide paved lanes, curb, gutter, sidewalk, street light conduit and water. In addition, sewer has been constructed along Fifth Street with the exception of approximately 1,000 feet from Fairmont Boulevard south to Lot 2 of Tract C, Regional Hospital Subdivision. Due to the grades along this section of the street and the existing sanitary sewer layout within this area, an additional sewer main along this section of Fifth Street has not been needed.

Staff is recommending that upon submittal of a Preliminary Plat application, construction plans showing sewer along Fifth Street from Fairmont Boulevard to Lot 2 of Tract C, Regional Hospital Subdivision, be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Third Street: Third Street is located along the east lot line of the property and 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 paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Third Street is located within a 60 foot wide right-of-way and constructed with a 26 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Staff is recommending that upon submittal of a Preliminary Plat application, construction plans showing a sidewalk along both sides of 3rd Street be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Elk Street: Elk Street is located along the south lot line of the property and 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 paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Elk Street is located within a 66 foot wide right-of-way and constructed with a 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit and water. In addition, sewer has been constructed along Elm Street with the exception of approximately 600 feet from Fifth Street east to Tract F of the Regional Hospital Subdivision. As such, staff is recommending that upon submittal of a Preliminary Plat application, construction plans showing sewer along Elk Street from Fifth Street to Tract F of the Regional Hospital Subdivision be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

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 particular, 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

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recommending that prior to the City's acceptance of any public improvements, a Warranty Surety be submitted for review and approval if subdivision improvements are required.

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