

STAFF REPORT
September 25, 2008

No. 08SR076 - SDCL 11-6-19 Review to allow the acquisition of right-of-way and construction of Minnesota Street **ITEM 55**

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Plum Creek Development, LLC
REQUEST	No. 08SR076 - SDCL 11-6-19 Review to allow the acquisition of right-of-way and construction of Minnesota Street
EXISTING LEGAL DESCRIPTION	Right-of-way located in the NW1/4 of the SW1/4 and in the S1/2 of the S1/2, Section 16, T1N, R8E, also in the NE1/4 of the NW1/4 and in the N1/2 of the NE1/4 of Section 21, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 13.226 Acres
LOCATION	East of Elk Vale Road and south of the existing Plum Creek Development
EXISTING ZONING	General Agriculture District - Low Density Residential II District (PDD) - General Commercial District (PDD) - Medium Density Residential District (PDD)
SURROUNDING ZONING	
North:	General Commercial District (PDD) - Medium Density Residential District (PDD) - Low Density Residential District (PDD)
South:	General Agriculture District
East:	Low Density Residential II District (PRD) - General Agriculture District
West:	General Agriculture District - General Commercial District (PDD)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/29/2008
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff will recommend that the SDCL 11-6-19 Review to allow the acquisition of right-of-way and construction of Minnesota Street be approved if the following additional information is submitted prior to Planning Commission approval:

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1. The construction plans shall be revised to show the handicap access ramps located perpendicular to streets at all intersections as shown on Figure 4-2 per the Street Design Criteria Manual. The handicap access ramps shall also conform to City of Rapid City Standard Specifications for Public Works Construction, Standard Detail 61-5. At the locations where medians are within the street right-of-way, the median shall be extended as necessary and a curb cut provided within the median for pedestrian access;
2. The construction plans shall be revised to show the three proposed lanes on one-side of the 100 foot wide right-of-way in lieu of centered within the right-of-way. In addition, the construction plans shall be revised to show the final five lane section for reference and show the location of proposed improvements required to facilitate the future expansion of the street;
3. All necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings and final sealed and signed construction plans shall be returned to the Growth Management Department for review and approval; and,
4. Preliminary design plans for the balance of Minnesota Street to the eastern boundary of the E1/2NE1/4 of T1N, R8E, Section 21 shall be submitted for review and approval as per the terms of the amended contract for private development, Tax Increment District Number 65.

GENERAL COMMENTS:

The applicant has submitted a SDCL 11-6-19 Review to allow the acquisition of right-of-way and the construction of Minnesota Street. In particular, the applicant is proposing to construct Minnesota Street from Elk Vale Road east, approximately 3,100 feet, to the ¼ Section Line, or the eastern boundary of the "Plum Creek Subdivision". In addition, the applicant is requesting the acquisition of right-of-way for Minnesota Street from Elk Vale Road east, approximately 5,800 feet, to the Section Line Highway located between Section 15 and 16, or the eastern boundary of "Elks Country Estates". The applicant has submitted a Layout Plat (File #08PL127) to create 132 lots, leaving an unplatted non-transferable balance on property located north of Minnesota Street. The applicant has indicated that the development will now be known as Elks Crossing in lieu of Plum Creek Subdivision.

On October 16, 2006, the City Council approved a Layout Plat (File #06PL143) to create 107 residential lots, which included portions of this property.

The property is located east of Elk Vale Road and south of the existing Plum Creek Development. Currently, the property is void of any structural development.

South Dakota Codified Law 11-6-19 states that "...whenever any such municipal council has adopted a comprehensive plan, then no street, park or other public way, ground, place, space, no public building or structure, no public utility, whether publicly or privately owned, if covered by the comprehensive plan or any adopted part thereof, shall be constructed or authorized in the municipality or within its subdivision jurisdiction until and unless the location and extent thereof shall have been submitted to and approved by the Planning Commission". The proposed acquisition of right-of-way and construction of Minnesota

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Street is a public improvement. In addition, the property is identified as being located within the area covered by the Rapid City Comprehensive Plan requiring that the improvement be reviewed and approved by the Rapid City Planning Commission.

STAFF REVIEW:

Staff has reviewed the SDCL 11-6-19 Review and has noted the following considerations:

Construction Plans: Minnesota Street is classified as a minor 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. The construction plans show the street within a 100 to 101 foot wide right-of-way and constructed with a 42 foot wide paved surface, consisting of four lanes and a median along the western portion of the street. In addition, a southeast bound left turn lane is shown at the intersection of Elk Vale Road and Minnesota Street. The construction plans show the street constructed within the center of the right-of-way which may require a greater cost to expand the street with additional lanes in the future. As such, staff is recommending that the construction plans be revised to show the three proposed lanes on one-side the 100 foot wide right-of-way in lieu of centered within the right-of-way. In addition, the construction plans must be revised to show the final five lane section for reference and show the location of proposed improvements required to facilitate the future expansion of the street.

The applicant has also submitted a phasing plan showing Minnesota Street constructed in three phases. Phase One will include the construction of the street from Elk Vale Road to the intersection of the rearage road, or Marlin Drive. Phase Two will include constructing Minnesota Street from the rearage road to the intersection of Fieldstone Drive and Phase Three will include constructing the street from the intersection of Fieldstone Drive to the eastern boundary of the Plum Creek Subdivision, now known as Elks Crossing.

Utilities: As previously indicated, the construction plans show the installation of City water and sewer along this section of Minnesota Street. Prior to connecting to City sewer and/or water, an H Lot and/or utility easements must be recorded at the Register of Deed's Office.

H Lot: The applicant has submitted a plat document showing the dedication of Minnesota Street right-of-way as a plat document requiring Certificates of Title in lieu of an H Lot document. The applicant has subsequently indicated that this document will be revised to comply with the H Lot standards.

The applicant should be aware that upon authorization from the Planning Commission to allow the acquisition of right-of-way, a request must be submitted to the Public Works Committee and, subsequently, the City Council to authorize the preparation of the H Lot and authorize acceptance of the deed.

Sidewalks: The construction plans must be revised to show the handicap access ramps located perpendicular to streets at all intersections as shown on Figure 4-2 per the Street Design Criteria Manual. The handicap access ramps must conform to City of Rapid City Standard Specifications for Public Works Construction, Standard Detail 61-5. At the locations where

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medians are within the street right-of-way, the median must be extended as necessary and a curb cut provided within the median for pedestrian access. Staff is recommending that the construction plans be revised as identified prior to Planning Commission approval.

Permits: An Air Quality Permit must be obtained from the City prior to any surface disturbance of one or more acres. A Stormwater Quality Management Plan in accordance with the adopted Stormwater Quality Manual must also be obtained prior to the start of construction. A Permit to Work in the Right-of-way must also be obtained prior to any construction within Elk Vale Road.

Tax Increment District: On September 4, 2007, the City Council approved Tax Increment District #65 to assist in the future extension of Minnesota Street from the Southeast Connector to the eastern boundary of the E1/2 NE1/4 of T1N, R8E of Section 21, as well as grading, storm sewer, underground utilities, a traffic signal, a drainage facility and an irrigation pipe. Stipulations of the agreement require that within 90 days of approval of the agreement, the developer agrees to plat H lots for Minnesota Street. In addition, a completed design for Minnesota Street from the Southeast Connector to the eastern boundary of the SE1/4SW1/4, T1N, R8E, Section 16 must be submitted by September 1, 2008. Preliminary design plans for the balance of Minnesota Street to the eastern boundary of the E1/2NE1/4 of T1N, R8E, Section 21 must also be submitted by September 1, 2008. The construction plans submitted with this application include that portion of Minnesota Street located between the Southeast Connector and the eastern boundary of the SE1/4SW1/4, T1N, R8E, Section 16. The applicant has submitted a grading plan for the balance of Minnesota Street to the eastern boundary of the E1/2NE1/4 of T1N, R8E, Section 21. However, to date, the City has not received preliminary design plans for this portion of the street. As such, staff is recommending that prior to Planning Commission approval preliminary design plans be submitted for review and approval as per the terms of the amended contract for private development, Tax Increment District Number 65.

The agreement also identifies that Minnesota Street will be constructed in phases. The first phase will include construction of Minnesota Street from its intersection with the Southeast Connector to the intersection of a rearage road which will then connect Minnesota Street to Willowbend Drive or some other suitable street to provide a secondary access to Plum Creek and Elks Country Estates. The second phase will include constructing Minnesota Street from its intersection with the rearage road to the eastern boundary of the SE1/4SW1/4, T1N, R8E, Section 16, which is the eastern boundary of Plum Creek. Phase Three will include constructing Minnesota Street to the eastern boundary of the E1/2NE1/4, T1N, R8E, Section 21, or the eastern boundary of Elks Country Estates. The applicant should be aware that this SDCL 11-6-19 Review application does not include the construction of the rearage road to Willowbend Drive as required in Phase One. Prior to construction of the rearage road, a Preliminary Plat application or a SDCL 11-6-19 Review application, with complete construction plans, must be submitted for review and approval.

Staff will recommend that this SDCL 11-6-19 Review be approved at the September 25, 2008 Planning Commission meeting if the above referenced issues have been addressed.