

STAFF REPORT
August 26, 2010

No. 10PL042 - Preliminary Plat

ITEM 14

GENERAL INFORMATION:

APPLICANT	Century Resources, Inc.
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	D. J. Wieseler
REQUEST	No. 10PL042 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of the NW1/4 of the SW1/4, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 5 of Block 1, Menard Subdivision, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 19.769 acres
LOCATION	Southwest of the intersection of East North Street and East Anamosa Street
EXISTING ZONING	General Commercial District - General Agriculture District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District - Heavy Industrial District - General Agriculture District
East:	General Commercial District (Planned Commercial Development) - General Agriculture District
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/11/2010
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, a drainage plan for Lot 5 shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as needed;**

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2. **Prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval if subdivision improvements are required. In addition, an Erosion and Sediment Control Permit shall be obtained prior to any construction;**
3. **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;**
4. **Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,**
5. **The approved Preliminary 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:

(Update: August 13, 2010. All revised and/or added text is shown in bold print.) This item was continued at the August 5, 2010 Planning Commission meeting to allow the applicant to submit additional information as identified below. The applicant has subsequently submitted a revised plat document eliminating nine of the ten proposed lots. In particular, the revised plat creates Lot 5 of Block 1, Menard Subdivision.

(Update: July 23, 2010. All revised and/or added text is shown in bold print.) This item was continued at the July 22, 2010 Planning Commission meeting to allow the applicant to submit additional information as identified below. The applicant has subsequently submitted a geotechnical report for review and approval. To date, the balance of the information has not been submitted for review and approval. As such, staff recommends that the Preliminary Plat be continued to the August 26, 2010 Planning Commission meeting.

(Update: July 12, 2010. All revised and/or added text is shown in bold print.) This item was continued at the July 8, 2010 Planning Commission meeting to allow the applicant to submit additional information as identified below. To date, the information has not been submitted for review and approval. As such, staff recommends that the Preliminary Plat be continued to the August 5, 2010 Planning Commission meeting.

The applicant has submitted a Preliminary Plat to create 10 lots leaving an unplatted non-transferable balance.

The property is located southeast of E. North Street between Century Road and E. Anamosa Street. The Horseshoe Bar and a sign are located on proposed Lot 2. The balance of the property is currently void of any structural development.

STAFF REVIEW:

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

Master Plan: The applicant has submitted a Master Plan proposing to subdivide this property as

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well as one additional adjacent property into 19 lots with a dedicated stormwater management area and with the extension of several streets. The same Master Plan was submitted as a part of the Preliminary Plat application for an adjacent lot located east of the property known as Lot 1 of Vista Ridge Subdivision. During the review of the Preliminary Plat for Lot 1 of Vista Ridge Subdivision, it was noted that the Master Plan must be revised to address the following issues:

- Show the extension of Philadelphia Street, a collector street as per the City's Major Street Plan, along the southern portion of this property;
- Remove the service road from the East North Street right-of-way;
- Show the 50 foot wide access and utility easement extending south from East Anamosa Street between Lot 3 and Lot 5 with a minimum 59 foot width since it is classified as a commercial street; and,
- Remove the proposed apartment development from the southwest corner of the property since it is currently zoned Light Industrial District which does not allow the proposed use. In addition, the Master Plan must be revised to show a use on the property that complies with the zoning and the Future Land Use Plan designation of Light Industrial.

Subsequently, on December 11, 2009, the applicant submitted a revised Master Plan for the property which eliminated the service road from the East North Street right-of-way and removed the apartment(s) from the southwest area of the property. The Master Plan submitted with this application appears to be the same Master Plan originally submitted with the Preliminary Plat for Lot 1 of Vista Ridge Subdivision not the revised Master Plan that was previously approved. As such, staff recommends that the Preliminary Plat be continued to allow the applicant to submit a revised Master Plan addressing all of the issues as identified above.

(Update: August 13, 2010.) The applicant has submitted a revised Master Plan which identifies the extension of Philadelphia Street in compliance with the City's Major Street Plan. In addition, the service road within the East North Street right-of-way and the proposed apartment buildings within the southwest corner of the property have been removed from the Master Plan. The Master Plan has also been revised eliminating the 50 foot wide access and utility easement between Lots 3 and 5. Instead, the Master Plan identifies a flagpole lot within this area eliminating the need to secure an access or utility easement between Lots 3 and 5.

Service Road: The Preliminary Plat identifies the service road located within E. North Street serving as access to proposed Lot 2. However, pursuant to the previously approved Master Plan, the service road must be eliminated.

Staff recommends that the Preliminary Plat be continued to allow the applicant to revise the plat document to provide an alternate access to proposed Lot 2 pursuant to the previously approved Master Plan.

(Update: August 13, 2010.) As previously indicated, the Preliminary Plat has been revised eliminating Lot 2. However, the Master Plan identifies that upon platting of the lot, access will be provided from Century Road in lieu of E. North Street.

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Philadelphia Street: As previously indicated, the Major Street Plan identifies Philadelphia Street, a collector street, located along the south lot line of the property. The plat document does not currently show the street as required. As such, staff recommends that the Preliminary Plat be continued to allow the applicant to revise the plat document and to submit construction plans for the construction of Philadelphia Street as per the Major Street Plan. In particular, the construction plans must show the street located within a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained or a Comprehensive Plan Amendment to the Major Street Plan must be obtained to eliminate and/or relocate the street.

(Update: August 13, 2010.) The revised plat does not include any portion of Philadelphia Street. As such, construction plans for Philadelphia Street are not required as a part of this plat review and approval.

East North Street: East North Street is located along the north 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. East North Street is located within a 260 foot wide right-of-way and is currently constructed to City Street Design standards with the exception of a sidewalk along both sides of the street and sewer. As such, staff recommends that prior to Preliminary Plat approval by the City Council, construction plans for East North Street be submitted for review and approval showing sewer and a sidewalk along both sides of the street or a Variance to the Subdivision Regulations must be obtained.

(Update: August 13, 2010.) The revised plat does not abut East North Street. As such, construction plans for East North Street are not required as a part of this plat review and approval.

North Creek Drive: The Preliminary Plat identifies the extension of North Creek Drive from E. Anamosa Street to the south lot line of the property. North Creek Drive is classified as a minor 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. The construction plans identify North Creek Drive located within an 80 foot wide right-of-way and constructed with a 48 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer along a portion of the street. Prior to Preliminary Plat approval by the City Council, the plat document must be revised to show the dedication of 20 additional feet of right-of-way along North Creek Drive and a sewer main along the entire street or a Variance to the Subdivision Regulations must be obtained. The plat document must also be revised to show North Creek Drive intersecting with E. Philadelphia Street at a 90 degree angle.

(Update: August 13, 2010.) The revised plat does not abut North Creek Drive. As such, construction plans for North Creek Drive are not required as a part of this plat review and approval.

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E. Anamosa Street: East Anamosa Street is located along the northeast lot line of the property and is classified as a principal arterial street 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, East Anamosa Street is located within a 100 foot wide right-of-way and has been constructed as a principal arterial street as identified with the exception of a sidewalk along the west side of the street. Prior to Preliminary Plat approval by the City Council, construction plans must be submitted for review and approval showing a sidewalk along the west side of the street or a Variance to the Subdivision Regulations must be obtained.

(Update: August 13, 2010.) The applicant has submitted construction plans showing the installation of a sidewalk along the west side of E. Anamosa Street.

Century Road: The Preliminary Plat identifies Century Road extending south from East North Street to serve as access to five of the proposed lots. Century Road is classified as a commercial street requiring that it be located in 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. The construction plans show the street being constructed in compliance with City Design Standards with the exception of sewer along a portion of the street. As such, staff recommends that prior to Preliminary Plat approval by the City Council, construction plans for Century Road be submitted for review and approval showing sewer along the entire street or a Variance to the Subdivision Regulations must be obtained.

The Major Street Plan identifies Century Road as a looped collector street extending north from E. North Street, west through the Anamosa Crossing Subdivision and south along the east side of the Menards property. As previously indicated the Preliminary Plat also identifies Century Road extending south through this property connecting with North Creek Drive. Please note that the section of Century Road extending through this property is not classified as a collector street but rather a commercial street. Staff has noted that the looped street design as proposed creates addressing issues. Currently, no properties are addressed off this leg of Century Road. In addition, the Major Street Plan identifies the east leg of the street as a collector street connecting with East Philadelphia Street, another collector street. As such, staff recommends that prior to Preliminary Plat approval by the City Council, the plat document be revised to show the proposed Century Road with a different street name as it extends through this property.

(Update: August 13, 2010.) The revised plat does not abut Century Road. As such, construction plans for Century Road are not required as a part of this plat review and approval.

Non-Access Easement/Exceptions: The plat document must be revised to show a non-access easement along E. North Street, Century Road, E. Anamosa Street, North Creek Drive and Philadelphia Street except for the approved approach locations. Staff recommends that prior to Preliminary Plat approval by the City Council, the plat document be revised as identified. In addition, the approach locations must be from the lesser traveled streets or an Exception must be obtained to allow access from the higher traveled street as per the Street Design Criteria Manual.

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Alley Vacation: The Preliminary Plat identifies the vacation of an existing alley extending through Lot 2. Prior to Preliminary Plat approval by the City Council, the adjacent property owners must sign a Vacation of Right-of-way petition concurring with the vacation of the alley. In addition, written documentation must also be submitted identifying that all of the affected utility companies concur with the vacation request.

(Update: August 13, 2010.) The revised plat does not include the alley. As such, the vacation and/or construction of the alley are not required as a part of this plat review and approval.

Please note that on August 13, 2010, the applicant submitted a Vacation of Right-of-way application to vacate the alley.

Drainage: The applicant has submitted a Hydrologic and Hydraulic Calculations Report which generally estimates drainage basin stormwater run-off for the proposed lots and includes calculations for street hydraulics and storm sewer design. The information does not address site specific development flows, detention, metering and related stormwater drainage improvements. As such, staff recommends that the Preliminary Plat be continued to allow the applicant to submit a complete stormwater drainage analysis and report which addresses existing and proposed stormwater drainage, existing and proposed detention and stormwater metering improvements. In addition, a complete stormwater management plan, including complete erosion and sediment control and a post-construction water quality plan must be provided for review and approval.

(Update: August 13, 2010.) Prior to Preliminary Plat approval by the City Council, a drainage plan for Lot 5 must be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as needed.

Utilities: The applicant has submitted preliminary utility plans for review and approval. The preliminary plans indicate that proposed Lot 2 will be served from a sewer main along E. North Street in lieu of taking service from Century Road along the east side of proposed Lot 2. As such, the sewer main in East North Street must be extended north adjacent to proposed Lot 2 in compliance with the City's sewer design criteria manual in order to provide service to the lot.

The majority of proposed Lot 2 is located in the City's High Level Water Service Zone. As such, the applicant must provide water usage and fire flow analysis demonstrating that the existing water system will provide adequate water pressure and supply for the proposed improvements, or the applicant must provide plans for improvements to the existing system to meet the demand.

Staff recommends that the Preliminary Plat be continued to allow the applicant to address the utility issues as identified. In addition, a Master Utility Plan must be submitted for review and approval.

(Update: August 13, 2010.) The revised plat does not include Lot 2. As such, the requirement to extend a sewer main along East North Street to serve Lot 2 is not required as a part of this plat.

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Geotechnical Report: A geotechnical report including pavement design must be submitted for review and approval. In addition, the geotechnical report must include soils resistivity test results. If the results indicate severe potential towards corrosion of buried metal, then information must be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections must be provided as needed for buried water system metal fixtures.

(Update: August 13, 2010.) A geotechnical report has been submitted by the applicant and approved by staff.

Zoning: The property is currently General Commercial District and General Agriculture District. The Future Land Use Plan identifies the appropriate use of the property as General Commercial along the northern and western portions, General Commercial with a Planned Commercial Development along the eastern portion and Light Industrial with a Planned Industrial Development and drainage along the south and southwestern portions of the property. The applicant should be aware that any future development of the site must be in compliance with the adopted zoning and the Future Land Use Plan for the property.

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 must 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 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.