

STAFF REPORT  
October 6, 2011

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**No. 11PL049 - Preliminary Plat**

**ITEM 11**

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GENERAL INFORMATION:

APPLICANT	Steve Post - GCC Dacotah, Inc.
AGENT	Renner & Associates, LLC
PROPERTY OWNER	GCC Dacotah, Inc.
REQUEST	<b>No. 11PL049 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	A portion of the SW1/4 of the NW1/4 and a portion of the NW1/4 of the SW1/4 located in Section 28, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract 1 of GCC Subdivision
PARCEL ACREAGE	Approximately 24.689 acres
LOCATION	East of the intersection of Sturgis Road and St. Martins Drive
EXISTING ZONING	Cement Plant per SDCL 11-2-66
SURROUNDING ZONING	
North:	Cement Plant per SDCL 11-2-66
South:	Heavy Industrial District
East:	Cement Plant per SDCL 11-2-66
West:	Low Density Residential District - General Agriculture District
PUBLIC UTILITIES	Private on-site wastewater and water
DATE OF APPLICATION	9/9/2011
REVIEWED BY	Vicki L. Fisher / Brandon Quiett

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show the dedication of a 60 foot wide right-of-way for a collector street along the north lot line of the property in compliance with the City's adopted Major Street Plan. In addition, road construction plans shall be submitted for review and approval showing the collector street constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations shall be obtained or a Comprehensive Plan Amendment to the Major Street

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2. Plan shall be obtained to relocate and/or eliminate the collector street;  
Prior to Preliminary Plat approval by the City Council, road construction plans for Sturgis Road shall be submitted for review showing the street constructed with curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained to waive the requirement to provide water and sewer and an Exception shall be obtained to waive the requirement to provide curb, gutter, sidewalk and street light conduit. In addition, the plat document shall be revised to show "U.S. Highway 79" as "Sturgis Road";
3. Prior to Preliminary Plat approval by the City Council, the proposed Vacation of Plat for Pine Hills Subdivision which eliminates Pine Circle Road shall be recorded at the Register of Deed's Office or construction plans for Pine Circle Road shall be submitted for review and approval. In particular, the road construction plans shall show the street 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 or a Variance to the Subdivision Regulations shall be obtained;
4. Prior to Preliminary Plat approval by the City Council, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. If a private water system is utilized, then an on-site water plan prepared by a Professional Engineer shall be submitted for review and approval. In addition, the water plans shall demonstrate that adequate fire and domestic flows are being provided.
5. Prior to Preliminary Plat approval by the City Council, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. If an individual on-site wastewater system is proposed, then an on-site wastewater plan prepared by a Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems shall be submitted for review and approval;
6. Prior to Preliminary Plat approval by the City Council, a drainage plan and a grading plan shall be submitted for review and approval if subdivision improvements are required or site grading is proposed;
7. 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;
8. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
9. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along Sturgis Road in compliance with the Street Design Criteria Manual or an Exception shall be obtained. In addition, the plat document shall be revised to show the book and page of the instruments recorded at the Register of Deed's Office vacating "Old Highway 79" and the "Pine Hills Subdivision" as per the notes on the proposed plat or the plat shall be revised eliminating the notes identifying that the subdivision will be vacated and the right-of-way abandoned;
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,

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12. 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:

The applicant has submitted a Preliminary Plat to create a 24.689 acre lot leaving an unplatted balance. In addition, the applicant has submitted a Variance to the Subdivision Regulations (File #11SV016) to waive the requirement to install water and sewer along S.D. Highway 79 (Sturgis Road) and to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer and to dedicate right-of-way for the east-west collector street.

The applicant has indicated that the property is being replatted as proposed in order to accommodate mortgage requirements.

The property is located east of the intersection of Sturgis Road and St. Martins Drive. Currently, the property is part of a quarry, void of any structural development.

STAFF REVIEW:

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

Water: A community water system is currently not available to serve the property. As such, staff recommends that prior to Preliminary Plat approval by the City Council, water plans prepared by a Registered Professional Engineer showing the extension of water mains be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. If a private water system is utilized, then an on-site water plan prepared by a Professional Engineer must be submitted for review and approval. In addition, the water plans must demonstrate that adequate fire and domestic flows are being provided.

Sewer: Chapter 16.16.050 of the Rapid City Municipal Code states that "sewer collection systems shall be installed in each subdivision within Rapid City and surrounding platting jurisdictions in accordance with City specifications". A community sewer system is currently not available to serve the property. As such, staff recommends that prior to Preliminary Plat approval by the City Council, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. If an individual on-site wastewater system is proposed, then an on-site wastewater plan prepared by a Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems must be submitted for review and approval.

S.D. Highway 79 (Sturgis Road): S.D. Highway 79 is located along the west lot line 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. Currently, S.D. Highway 79 is located within a minimum 132 foot wide right-of-way and constructed with an approximate 36 foot wide paved surface. Prior to Preliminary Plat approval by the City Council, road construction plans for S.D. Highway 79 must be submitted for review

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showing the street constructed with curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained to waive the requirement to provide water and sewer and an Exception must be obtained to waive the requirement to provide curb, gutter, sidewalk and street light conduit. In addition, the plat document must be revised to show "U.S. Highway 79" as "Sturgis Road".

Collector Street: The City's adopted Major Street Plan identifies an east-west collector street located along the north lot line of the property. Staff recommends that prior to Preliminary Plat approval by the City Council, the plat document be revised to show the dedication of a 60 foot wide right-of-way for the collector street in compliance with the City's adopted Major Street Plan. In addition, road construction plans must be submitted for review and approval showing the collector street constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations must be obtained or a Comprehensive Plan Amendment to the Major Street Plan must be obtained to relocate and/or eliminate the collector street.

Vacation of Pine Hills Subdivision: A note on the Preliminary Plat document identifies the proposed vacation of Pine Hills Subdivision which includes 27 lots and Pine Circle Road. Prior to Preliminary Plat approval by the City Council, the proposed Vacation must be recorded at the Register of Deed's Office and the plat document revised to show the book and page of the recording instrument or construction plans for Pine Circle Road must be submitted for review and approval. In particular, the road construction plans must show the street 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 or a Variance to the Subdivision Regulations must be obtained.

Drainage/Grading: Prior to Preliminary Plat approval by the City Council, a grading plan for all improved areas and a drainage plan must be submitted for review and approval if subdivision improvements are required. In particular, the drainage plan must be designed in compliance with the Drainage Criteria Manual. The drainage plan must also demonstrate that the design flows do not exceed pre-developed flows or on-site detention must be provided. If on-site detention is required, then design calculations and details for the detention must be submitted for review and approval.

Staff recommends that upon submittal of the Preliminary Plat application, a drainage and grading plan be submitted for review and approval if subdivision improvements are required. In addition, the plat document must be revised to provide drainage easements as necessary.

Stormwater Management Plan: The City Council recently adopted a Stormwater Quality Manual which provides a set of criteria and technical guidance for erosion and sediment control at construction sites. As such, staff recommends that prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual be submitted for review and approval if subdivision improvements are required. In addition, an Erosion and Sediment Control Permit must be obtained prior to any construction.

Inspection Fees and Surety: Chapter 16.20.080 of the Rapid City Municipal Code states that

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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. Upon submittal of a Final Plat application, surety must 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. Prior to the City's acceptance of any public improvements, a Warranty Surety must be submitted for review and approval if subdivision improvements are required as a part of any future platting of the property.

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