

STAFF REPORT
October 27, 2011

No. 11PL055 - Preliminary Plat

ITEM 12

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
PROPERTY OWNER	SSST, LLC
REQUEST	No. 11PL055 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of the SW1/4 located in Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 of Block 8 of Elks Crossing
PARCEL ACREAGE	Approximately 9.935 acres
LOCATION	At the northeast corner of the intersection of Marlin Drive and East Minnesota Street
EXISTING ZONING	Medium Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Development Designation)
South:	General Commercial District (Planned Development Designation)
East:	Medium Density Residential District (Planned Development Designation)
West:	General Commercial District (Planned Development Designation)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/30/2011
REVIEWED BY	Vicki 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, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Community Planning and Development Services Department;
2. Prior to Preliminary Plat approval by the City Council, the construction plans for Minnesota Street shall be updated to comply with current design standards. In addition,

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- the updated plans for the actual section(s) of street, utilities, grading and related improvements to be constructed shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show a non-access easement along Minnesota Street in compliance with the Street Design Criteria Manual or an Exception shall be obtained;
 4. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 5. Prior to submittal of a Final Plat application, the plat title shall be revised to show "Lot" as "Lot 1";
 6. 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;
 7. Prior to the City's acceptance of the public improvements, warranty surety shall be submitted for review and approval as required; and,
 8. 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 9.935 acre lot leaving non-transferable unplatted balance(s). In addition, the applicant has submitted an Initial and Final Planned Residential Development application (File #11PD039) to allow an apartment complex on the property. The apartment complex will consist of 10 three story buildings with a total of 216 dwelling units, a club house and community center, an outdoor swimming pool, an outdoor sports area, picnic areas and a playground.

The property is located in the northeast corner of Marlin Drive and Minnesota Street. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Non-Access Easement: East Minnesota Street is located along the south lot line of the property and is classified as a minor arterial street on the City's adopted Major Street Plan. Marlin Drive is located along the west lot line of the property and is classified as a collector street on the City's adopted Major Street Plan. The Street Design Criteria Manual states that access must be taken from the lesser order street, or in this case, Marlin Drive. As such, a non-access easement must be dedicated along the south lot line as it abuts East Minnesota Street or an Exception must be obtained to allow access from the higher order street. Please note that the applicant has submitted the Exception request to allow access along East Minnesota Street. The applicant should be aware that if the Exception is granted, a non-access easement must be shown along the balance of East Minnesota Street with the exception of the approved approach location.

Construction Plans: The previously approved plans for the construction of East Minnesota Street as it abuts the property were approved over two years ago. As such, prior to

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Preliminary Plat approval by the City Council, the construction plans for Minnesota Street must be updated to comply with current design standards and proposed limits of construction. In addition, the updated plans must be submitted for review and approval.

Traffic Impact Study: The applicant has submitted a copy of the Elks Crossing Traffic Impact Study dated January 30, 2009 which states that a traffic signal will be required at the intersection of Elk Vale Road and East Minnesota Street when warrants are met. Based on projected traffic counts for the proposed use, warrants are not being met to trigger the requirement that the traffic signal be installed as a part of this project

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. 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.