

STAFF REPORT

August 10, 2000

PLAT #00PL060 - Preliminary and Final Plat

ITEM 30

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	PLAT #00PL060 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 1 through 4 of Autumn Hills Plaza Subdivision located in W1/2 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.866 Acres
LOCATION	At the northeast corner of the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	General Commercial (PDD)
SURROUNDING ZONING	
North:	Low Density Residential (PRD)
South:	General Commercial (PRD)
East:	Low Density Residential (PRD)
West:	Low Density Residential
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the Engineering plans as identified on the red lined drawings. Additionally, the red lined drawings shall be returned to the Engineering Division on or before August 11, 2000;
2. Prior to Final Plat approval by the City Council, the island located in the approach off Sheridan Lake Road shall be extended to the east to create a stacking lane on the property. A cross walk shall be cut into the island and the sidewalks shall be reconfigured along the approach to coordinate with the cross walk;
3. Prior to Final Plat approval, construction plans shall be submitted for review and approval showing the markings to be painted on the left turning bay in Sheridan Lake Road adjacent to the subject property or surety posted for the improvement;
4. Prior to Final Plat approval by the City Council, negotiations must be finalized identifying the City's contribution to construct curb, gutter, sidewalk and a deceleration lane along

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Catron Boulevard; or the applicant shall post surety for the entire improvement for Catron Boulevard; or the road improvements shall be completed prior to Final Plat approval by the City Council;

5. Prior to Final Plat approval by the City Council, the interior access road extending north from Catron Boulevard shall be constructed or surety shall be posted for the design and construction of the road;
6. Prior to approval of a Final Development Plan, a complete drainage plan and metering dam design as well as the actual location of the metering dam shall be submitted for review and approval. Flow retention or metering facilities as required by the approved drainage plan shall be provided prior to issuance of a building permit;

Transportation Division Recommendation:

7. Prior to Final Plat approval by City Council, the plat shall be revised to show an additional eleven feet of right-of-way along the west lot line of the subject property, adjacent to Sheridan Lake Road;

Fire Department Recommendation:

8. Prior to Final Plat approval by the City Council, the construction plans shall be revised to show the entrance lane located at the island approach off Sheridan Lake Road widened from 12 feet to 14 feet;

Urban Planning Division Recommendations:

9. Prior to Final Plat approval by the City Council, a miscellaneous document shall be filed at the Register of Deed's Office creating a utility easement for the extension of the sewer line from Autumn Place to the subject property;
10. Prior to Final Plat approval by the City Council, the ownership of the privately owned sewer line located in Autumn Hills Subdivision shall be transferred to the City;
11. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted and all subdivision inspection fees paid; and,
12. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: The property is located at the northeast corner of Sheridan Lake Road and Catron Boulevard. On February 21, 2000, the City Council approved Layout Plat #99PL142 to subdivide the subject property and an adjacent 22.44 acres to allow for approximately 13 acres of commercial lots and 15 acres of residential lots. On June 14, 2000, the applicant submitted a Preliminary and Final Plat request to subdivide 6.66 acres located directly north and east of the intersection of Catron Boulevard and Sheridan Lake Road. The proposed plat identified four commercial lots ranging in size from 1.4 acres to 1.7 acres and one townhouse lot located at the southern terminus of Autumn Place. On July 21, the applicant submitted a revised plat eliminating the townhouse lot from the plat (as shown on this plat).

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The property is currently zoned General Commercial with a Planned Development Designation. On July 10, 2000, the City Council denied without prejudice an Initial Commercial Development Plan for the subject property and an additional 7 acres of commercial lots as identified on Layout Plat #99PL142. The applicant failed to submit information identifying the proposed building envelopes, parking, landscaping, a phasing plan and a sign package plan. Prior to issuance of a building permit or an off-premise sign permit, a Final Development Plan must be approved for the subject property.

STAFF REVIEW: Staff has reviewed the Preliminary and Final Plat and has noted the following considerations:

Access: The plat identifies one approach off Sheridan Lake Road and one approach off Catron Boulevard to serve as legal access to the subject property. Both approaches meet the minimum distance required between an approach and an intersection of two arterial streets. The road construction plans identify an island to be located in the approach off Sheridan Lake Road. The Engineering Division is requesting that the island be extended to the east to create a stacking lane on the property. The extended island will serve to minimize interior congestion on the property by channeling traffic in a specific direction. The Engineering Division is also requesting that a cross walk be cut into the island and that the sidewalks be reconfigured at the approach to coordinate with the cross walk.

The Fire Department is requesting that the entrance lane at the island approach off Sheridan Lake Road be widened from 12 feet to 14 feet. The additional width will improve emergency vehicle access, in particular, ladder truck access to the subject property. Prior to Final Plat approval, the construction plans must be revised to show the widened entrance lane. Two exit lanes are being provided to allow for left-hand and right-hand turns from the property. The Fire Department has indicated that the combined widths of 24 feet for the two exit lanes will accommodate the needs of the emergency vehicles.

Sheridan Lake Road Improvements: A left turning bay is currently located in the southbound lane of Sheridan Lake Road adjacent to the subject property. The Engineering Division is requesting that the turning bay markings be painted. Prior to Final Plat approval, construction plans must be submitted showing the markings to be painted as requested by the Engineering Division or surety posted for the improvement.

Sheridan Lake Road is identified as an arterial road on the Major Street Plan requiring a minimum 100 foot wide right-of-way. Currently, Sheridan Lake Road has a 78 foot right-of-way width, 22 feet short of the minimum requirement for an arterial street. Staff is recommending that an additional eleven feet of right-of-way be dedicated along the west lot line of the subject property. The remaining eleven feet of right-of-way will be obtained from the adjoining property on the west side of Sheridan Lake Road at such time as the property is platted and/or replatted.

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Catron Boulevard Improvements: Catron Boulevard was constructed to rural section standards and as such no curb, gutter or sidewalk has been constructed. Curb, gutter and sidewalk must be constructed along the north side of Catron Boulevard or a subdivision variance obtained. In addition, a deceleration lane has been identified to be constructed along Catron Boulevard. The applicant is currently negotiating with the City of Rapid City on possible City contributions to complete the road improvements. Prior to Final Plat approval, the negotiations must be finalized identifying the City's contribution or the applicant must post surety for the entire improvement along Catron Boulevard. The applicant also has the option of completing the road improvements prior to Final Plat approval.

Grading and Drainage Information: A grading and drainage plan has not been submitted for the approach off Catron Boulevard. The Engineering Division has indicated that prior to approval of a Final Development Plan, a grading and drainage plan must be submitted for review and approval.

Access Easement: Road construction plans for the 45 foot wide access easement extending north from the Catron Boulevard approach to Lot 3 has not been submitted. Prior to Final Plat approval, the road must be constructed or surety must be posted for the design and construction of the road.

Sewer Line Extension: The sewer design plan identifies a sewer line located in the Autumn Hills Subdivision to be extended down Autumn Place to the applicant's property. A miscellaneous document must be filed with the Register of Deed's Office for that portion of the sewer line located on the applicant's property that is not a part of this plat. In addition, a portion of the sewer line located in Autumn Hills Subdivision is privately owned. Prior to Final Plat approval, the ownership of the privately owned sewer line must be transferred to the City.

Drainage: Preliminary drainage information has been submitted identifying that the proposed plat will not result in flows in excess of those upon which the Arrowhead Drainage Basin Plan is based. As the applicant's property continues to develop, a metering dam is being proposed for construction to handle the increase flows. The actual location of the metering dam has not been identified. The applicant has indicated that a viable location for the dam is south of the subject property, across Catron Boulevard, to handle upstream flows. Staff is recommending that prior to approval of a Final Development Plan on the subject property, a complete drainage plan and metering dam design as well as the actual location of the metering dam be submitted for review and approval. Flow detention or metering facilities as required by the approved drainage plan must be provided prior to issuance of a building permit.