

STAFF REPORT

October 5, 2000

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**PLAT #00PL095 - Layout Plat**

**ITEM 15**

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GENERAL INFORMATION:

PETITIONER	Centerline for Double E, LLC
REQUEST	<b>PLAT #00PL095 - Layout Plat</b>
LEGAL DESCRIPTION	NW1/4 SW1/4 of Setion 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 25 Acres
LOCATION	At the south end of South Valley Drive
EXISTING ZONING	No Use District (City)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	General Agriculture District (County)
East:	Low Density Residential II District (PRD) (City)
West:	General Agriculture District (County)
PUBLIC UTILITIES	City Water and Sewer to be extended
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Layout Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the Planning Commission, complete engineering plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval;

Fire Department Recommendations:

2. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide the proposed layout of all water lines, water flow and hydrant locations for review and approval;
3. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide engineering plans showing emergency turnarounds at all roadways which dead-end;

Emergency Services Communications Center Recommendations:

4. Prior to Preliminary Plat approval, the applicant shall submit all proposed street names within the subdivision for the review and approval of the Communications Center Coordinator;

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Transportation Planning Division Recommendations:

5. Access to the rearage road shall be as follows: approaches shall be located across from all intersecting streets and all other locations shall be in accordance with the Street Design Criteria Manual;

Urban Planning Division Recommendations:

6. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide information on how the residential land use to the east will be buffered from the commercial uses; and,
7. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall revised the Layout Plat and eliminate the identified frontage/service road.

GENERAL COMMENTS: This Layout Plat addresses the proposed commercial areas of the Plum Creek Development. The proposed commercial areas have been identified along the Southeast Connector and north of Minnesota Street. The applicant has identified General Commercial land use for a depth of 610 feet north of Minnesota Street on the east side of the Southeast Connector. The remaining portion of the property adjacent the Southeast Connector has been identified for Office Commercial land use.

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

Access - The applicant has proposed a number of access points along the rearage road. Staff is recommending that access be limited along the rearage road. The rearage road is identified on the Major Street Plan as a collector street. There are three intersecting streets that connect to the rearage road. Staff is requesting that approaches be located at these intersecting streets to provide a full intersection at these locations. All other approaches must meet the minimum standards of the Street Design Criteria Manual.

Land Use - Staff supported the proposed land uses as outlined in the Master Plan. The support for the proposed commercial land use designation was due to the proposed buffer between the commercial and residential uses. The original plan shows a boulevard style street for the rearage road. The original plan also identified open space along the west side of the rearage road. The current layout plat does not identify any of the proposed open space. Also, the original master plan identified all the proposed residential lots having their back yards towards the commercial development. The revised master plan identifies two residential lots facing the commercial development.

Staff has supported the commercial land uses as proposed; however, it was based on the provision of significant buffer to the residential land uses. Staff is requesting more detail on how the buffer between the commercial and residential use will be accomplished. The applicant can provide either a revised master plan showing how the uses will be buffered or provide a Planned Commercial Development - Initial Development Plan.

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The applicant has shown a service frontage road has been proposed by the South Dakota Department of Transportation as part of their plans for the Southeast Connector. The Rapid City Staff does not support the idea of a frontage road in this area. Staff is recommending that the frontage/service road be removed from the Layout Plat.