

STAFF REPORT
May 25, 2006

No. 06PL052 - Layout Plat

ITEM 9

GENERAL INFORMATION:

PETITIONER	Renner & Associates for Larry Nelson
REQUEST	No. 06PL052 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot 14 of Tract K, Rand Addition, located in the N1/2 SW1/4 and the S1/2 NW1/4, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A and B of Lot 14 of Tract K, and the private access and utility easement of Lot 15 of Tract K, Rand Addition, formerly Lot 14 of Tract K, Rand Addition, located in the N1/2 SW1/4 and the S1/2 NW1/4, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.728 acres
LOCATION	2006 Samco Road
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Light Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	water and sewer
DATE OF APPLICATION	4/24/2006
REVIEWED BY	Travis Tegethoff / Emily Fisher

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, a drainage plan shall be submitted for review and approval. In addition, a grading plan and an erosion and sediment control plan for all improved areas shall be submitted for review and approval. In particular, the drainage plan shall demonstrate that discharge does not exceed pre-developed flow rates and does not exceed capacity of downstream facilities;
2. Upon submittal of a Preliminary Plat application, 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;

STAFF REPORT
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No. 06PL052 - Layout Plat

ITEM 9

3. Upon submittal of a Preliminary Plat application, 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. Staff also noted that a water system analysis verifying source, water quantity, and storage capacities shall be submitted for review and approval;
4. Upon submittal of a Preliminary Plat application, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. The complete street design plans shall be submitted showing the location of utilities, storm drainage, curb, gutter and sidewalk improvements for all adjacent and interior roadways;
5. Upon submittal of a Preliminary Plat application, the proposed access easement shall be designed as an industrial street with 59 feet of right-of-way and 26 feet of paved surface;
6. Upon submittal of a Preliminary Plat application, the applicant shall submit a geotechnical report, including pavement design, typical section, and soil resistivity, street names and proof of maintenance for all roadways;
7. Prior to Planning Commission approval, the applicant shall provide documentation showing the affected power company's approval of the proposed access easement crossing an existing Power Transmission Right-of-Way Easement;
8. 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.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to create two industrial lots with both lots being 0.864 acres in size.

The property is located east of Samco Road, west of Rand Road and south of North Plaza Drive. Currently, the property is void of any structural development.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approval but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the Rapid City Municipal Code or the Street Design Criteria Manual will require a formal variance request or a special exception whichever is applicable.

STAFF REVIEW:

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

Zoning: The property is currently zoned Light Industrial District requiring a minimum lot area of 20,000 square feet. The Layout Plat identifies the proposed lots to be .864 acres in size, meeting the minimum lot size requirement of the Light Industrial District.

STAFF REPORT
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No. 06PL052 - Layout Plat

ITEM 9

Drainage: As part of the Preliminary Plat application, a drainage plan shall be submitted for review and approval. In addition, a grading plan and an erosion and sediment control plan for all improved areas shall be submitted for review and approval. In particular, the drainage plan shall demonstrate that discharge does not exceed pre-developed flow rates and does not exceed capacity of downstream facilities. Staff is recommending that upon submittal of a Preliminary Plat application, a drainage and grading plan, as well as an erosion and sediment control plan, be submitted for review and approval.

Fire Protection: The Fire Department staff has indicated that fire hydrants shall be installed and operational prior to the issuance of a building permit and/or any construction on the site and shall be capable of providing at minimum required fire flow water for the proposed structures. In addition, fire department apparatus access lanes shall be in compliance with the 2003 International Fire Code and all applicable provisions of the International Fire Codes shall be continually met. Staff is recommending that construction plans be submitted for review and approval as identified upon Preliminary Plat submittal.

Sewer: 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. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance.

Water: 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. Staff also noted that a water system analysis verifying source, water quantity, and storage capacities shall be submitted for review and approval. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance.

Street System: Staff noted that upon submittal of a preliminary plat, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. The complete street design plans shall be submitted showing the location of utilities, storm drainage, curb, and gutter and sidewalk improvements for all adjacent and interior roadways. Staff also noted that the proposed access easement shall be designed and built as an industrial street with 59 feet of right-of-way and 26 feet of paved surface. Upon submittal of a preliminary plat, the applicant shall submit a geotechnical report, including pavement design, typical section, and soil resistivity, street names and proof of maintenance for all roadways.

Easements: Staff noted that the proposed access easement crosses an existing Power Transmission Right-of-Way Easement. Staff noted that prior to Planning Commission approval, the applicant shall provide documentation showing the affected power company's approval of the proposed access easement crossing an existing Power Transmission Right-of-Way Easement.

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