

STAFF REPORT

November 9, 2000

PLAT #00PL094 - Layout, Preliminary and Final Plat

ITEM 5

GENERAL INFORMATION:

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| PETITIONER | City of Rapid City |
| REQUEST | PLAT #00PL094 - Layout, Preliminary and Final Plat |
| LEGAL DESCRIPTION | Lot 1 of the Valley East Addition (formerly S1/2 SW1/4 NE1/4 less Lot H2 & less R.O.W.) all located in NE1/4 of Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 2.4995 Acres |
| LOCATION | South of S.D. Highway 44 East (Rapid Valley) |
| EXISTING ZONING | General Agriculture District |
| SURROUNDING ZONING | |
| North: | Suburban Residential District (County) |
| South: | General Agriculture District (City) |
| East: | Suburban Residential District (County) |
| West: | General Agriculture District (City) |
| PUBLIC UTILITIES | Rapid Valley Sanitary Sewer and Water |
| REPORT BY | Bill Lass |

RECOMMENDATION: **Staff recommends that the Layout, Preliminary and Final Plat be continued to the December 7, 2000 Planning Commission meeting to allow the petitioner to submit all required information by November 9, 2000.**

GENERAL COMMENTS: **This Staff Report has been revised. New or revised text is shown in bold print. This platting request was continued by the Planning Commission on October 5, 2000 to allow the petitioner to submit all required information.** The City of Rapid City Public Works Department has submitted this plat to create a 2.5 acre lot located on the south side of S.D. Highway 44 East on a portion of the "Wally Byam" property. The purpose of the plat is to create a lot for the new location of the Rapid Valley Sanitary District headquarters located on the opposite side of Highway 44 and which has been acquired by the SDDOT for right-of-way for the future Southeast Connector. Two streets are proposed adjacent to the property. Spike Street would connect with Highway 44 and Raghorn Drive would flank the southwestern side of the parcel.

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STAFF REVIEW: Staff has reviewed this proposed plat and has noted that not enough information has been submitted to process the plat. The following information must be submitted in order to fully evaluate this plat:

Engineering Information: The Engineering Division has noted that the following information is required: topographic data, grading plans, construction plans for road improvements (including streets, sidewalks, street lights, curb and gutter, and traffic control signs), and utility extension plans (including master plans for future sewer and water). In addition the Engineering Division has noted that the plat needs to address the Major Unnamed Tributary Channel location and necessary grading. Furthermore, major drainage easements will be required for construction of the channel. Non-access easements must also be provided as per plans red-lined by the Engineering Division.

Fire Department Concerns: The Fire Department has noted that temporary turn-arounds must be provided at the ends of all dead-end streets. Additionally, a site plan must be provided showing the size and location of all existing and proposed fire hydrants.

South Dakota Department of Transportation: The South Dakota Department of Transportation has noted that an east-bound right-hand turn lane must be constructed along Highway 44 to provide access to this property.

Access Location: The Transportation Planning Coordinator has noted that the proposed location of Spike Street needs to be reviewed to ensure that it is not located too close to the future alignment of the Southeast Connector which will cross S.D. Highway 44 just to the west of the subject property.

Land Use Concerns: As noted, the purpose of this plat is to create a lot for the new headquarters of the Rapid Valley Sanitary District. Staff is concerned that the intended use will require industrial zoning which is incompatible with the existing and future land uses in this area. Additional information should be submitted to Staff regarding the proposed use of the property. The applicant should be aware that Light Industrial uses including outdoor storage are not appropriate for this area.

Due to the number and nature of outstanding concerns, Staff is recommending that this plat be continued to the December 7, 2000 Planning Commission meeting. In order to be considered at the December 7 meeting all required information and construction plans must be submitted by November 9, 2000.