

STAFF REPORT

January 4, 2001

PLAT #00PL123 - Layout Plat

ITEM 23

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Don Green
REQUEST	PLAT #00PL123 - Layout Plat
LEGAL DESCRIPTION	Lot 1R of SW1/4 of SW1/4 of Section 27 (formerly Lot 1 of SW1/4 of SW1/4 of Section 27 and a portion of the unplatted balance of SW1/4 of SW1/4 of Section 27) located in SW1/4 of the SW1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.074 Acres
LOCATION	Approximately 430 feet north of Lien Road west of Deadwood Avenue
EXISTING ZONING	Heavy Industrial District
SURROUNDING ZONING	
North:	Heavy Industrial District
South:	Heavy Industrial District
East:	Heavy Industrial District
West:	Heavy Industrial District
PUBLIC UTILITIES	None
REPORT BY	Blaise Emerson

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

Engineering Division Recommendations:

1. Prior to Planning Commission approval of the Preliminary Plat, the applicant shall provide sufficient topographic information and drainage plans to locate and size any required drainage easements;
2. Prior to Planning Commission approval of the Preliminary Plat, the applicant shall provide a site plan identifying the location of all the access locations in relationship to Lien Street;
3. Prior to Planning Commission approval of the Preliminary Plat, the applicant shall provide a site plan identifying the location of the water supply and waste-water disposal system;
4. Prior to Planning Commission approval of the Preliminary Plat, the applicant shall provide engineering plans for the construction of the access easement to City standard or a Subdivision Variance shall be obtained waiving these requirements;

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5. Prior to Planning Commission approval of the Preliminary Plat, the access easement shall be identified on the plat and shall meet the minimum width requirements for an industrial street as per the Street Design Criteria Manual;

Transportation Planning Division Recommendations:

6. Prior to City Council approval of the Final Plat, the applicant shall identify the section line highway being vacated by the plat;

Urban Planning Division Recommendations:

7. Prior to Planning Commission approval of the Preliminary Plat, the applicant shall provide a site plan identifying the location of all structure(s) on the property;
8. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid; and,
9. 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: Rapid Tank and Supply Company is proposing to acquire a 1.074 acres parcel that they are currently leasing from Dakota Steele and Supply Company and add it to the one acre lot they currently own. The property is zoned Heavy Industrial Zoning District. Rapid Tank and Supply Company currently uses the property for outdoor storage.

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 outstanding 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 that is provided. All specific details of the subdivision may not be addressed at the Layout Plat 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 City Code or the Street Design Criteria Manual will require a formal variance request or a special exemption, whichever is applicable.

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

Access - A twenty foot (20') access easement provides legal access to the property. However, the access easement has not been developed and appears to have obstructions located in it. Staff is requesting that the applicant provide a site plan of the entire property showing the location of the access to the site as well as the access points on the south side of Lien Street. Staff is also requesting that topographic information be provided to insure that the proposed access is located out of the major drainage that is located along the eastern portion of the property. This information will help staff work with the applicant on determining the appropriate location of the access onto Lien Street.

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As noted, the property is served by a twenty foot access easement. As per the Street Design Criteria Manual, this easement must meet the minimum width requirements for an industrial street, even as a private street. Also, the access easement must be improved to City street standards. Sidewalks are not required in industrial areas but all streets must be paved and have curb and gutter. If the applicant does not wish to improve the access, a Subdivision Variance needs to be obtained. Variances to the paving requirements have been granted in the past when the plat involves only reconfiguring existing lines. However, Staff has some serious concerns with waiving the paving requirement for this request because of the air quality problems experienced in this area and the number of large trucks which are the primary users of the easement.

The west property line abuts the Section Line Highway. Staff is recommending that the section line highway be vacated as part of the plat. Currently there are buildings located in the section line highway to the south and it does not appear likely that the section line highway will serve as a future street in this area.

Drainage - Staff is requesting that sufficient topographic information and drainage plans are provided to locate and determine the appropriate size any required drainage easements on the property. This information may include some off-site information to insure that the easements are located correctly. The drainage easements must comply with the Old Lime Creek Drainage Basin Design Plan.