

STAFF REPORT

November 9, 2000

PLAT #00PL110 - Preliminary and Final Plat

ITEM 15

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering for Buescher Frankenberg Assoc. Inc.
REQUEST	PLAT #00PL110 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots A & B of Lot 5R of Meridian Subdivision (formerly Lot 4B and Lot 5R of Meridian Subdivision) located in the SW1/4 of the SE1/4 of Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 23.111 Acres
LOCATION	At the intersection of Anamosa Street and LaCrosse Street
EXISTING ZONING	General Commercial District (PCD)
SURROUNDING ZONING	
North:	General Commercial District (PCD) - Medium Density Residential
South:	General Commercial District - Medium Density Residential (PRD)
East:	Medium Density Residential District
West:	General Commercial District
PUBLIC UTILITIES	City Sewer and Water
REPORT BY	Bill Lass

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

Engineering Division Recommendations:

1. Prior to City Council approval of the Final Plat, a Major Drainage Easement shall be identified in the location of the existing detention cell;
2. Prior to City Council approval of the Final Plat, Major Drainage Easements shall be identified along the storm sewer mains leading to the detention cell;
3. Prior to City Council approval of the Final Plat, the standard Major Drainage Easement language shall be added to the plat in addition to language stating that the property owner shall be responsible for maintenance of all Major Drainage Easements;

Transportation Planning Division Recommendations:

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4. Prior to approval of the Final Plat by the City Council, an additional ten feet of right-of-way shall be dedicated where the subject property abuts East Anamosa Street;
5. Prior to Final Plat approval by the City Council, the plat shall be revised to reflect non-access easements where the subject property abuts East Anamosa Street and LaCrosse Street except for approved approach locations; and,

Urban Planning Division Recommendations:

6. Prior to approval of the Final Plat by the City Council, the plat shall be revised by providing an easement on Lot B for ten parking spaces for the use of Lot A, or the plat shall be revised by reconfiguring the lot lines so that ten of the parking spaces currently proposed for Lot B will instead be located upon Lot A.

GENERAL COMMENTS: This proposed Preliminary and Final Plat seeks to reconfigure the lots on which the Wal-Mart Store and Golden Corral Restaurant are currently located. The restaurant is located on existing Lot 4B while Wal-Mart is located on Lot 5R. A Major Amendment to a Planned Commercial Development was recently approved by the City Council to allow a large expansion to Wal-Mart and to allow the Golden Corral Restaurant to be removed and rebuilt near the intersection of East Anamosa and LaCrosse Street on proposed Lot B of 5R. The Wal-Mart Store will be located on Lot A of Lot 5R once this plat is approved.

STAFF REVIEW: Staff has reviewed this Preliminary and Final Plat request and has noted that most of the applicable infrastructure requirements were addressed as part of the recently approved Planned Commercial Development – Major Amendment request. However, there are still some issues specific to the plat which now must be addressed. What follows are the most significant of these issues. A complete itemization of all stipulations is contained in the Staff Recommendation portion of the Staff Report.

Storm Drainage Cell/Easements: There is a large stormwater detention cell located at the southwest corner of the subject property. The Engineering Division has noted that this detention facility must be identified as a Major Drainage Easement on the plat. Additionally, Major Drainage Easements twenty feet in width must be provided for two north/south storm water pipes leading to this facility. Furthermore, a note must be placed on the plat stating that the property owners will be responsible for maintenance of the Major Drainage Easements.

Dedication of Additional Right-of-Way: East Anamosa Street currently has eighty feet of right-of-way width, however, the City's adopted Major Street Plan identifies the street as a future Major Arterial street thereby requiring one hundred feet (100') of right-of-way. At this time, the petitioner must dedicate an additional ten feet of right-of-way where the property abuts East Anamosa Street. At some future time, ten feet of right-of-way will be acquired from the property owner on the opposite side of the street thereby totaling the needed right-of-way width.

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Circulation/Parking Easements: The Urban Planning Division Staff has noted that ten of the parking spaces falling within proposed Lot B of 5R are needed to satisfy the minimum parking required for the Wal-Mart store located on Lot A of 5R. In order to remedy this, the petitioner must either provide an easement on the plat identifying that ten parking stalls on Lot B are for the use of Lot A, or the plat needs to be reconfigured to show the ten parking stalls being physically located on Lot A.

Staff has reviewed this plat and has found that it generally complies with all applicable Zoning and Subdivision Ordinance requirements assuming compliance with the previously-noted stipulations.