

STAFF REPORT

August 24, 2000

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**PLAT #00PL076 - Preliminary and Final Plat**

**ITEM 11**

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GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Gary Rasmusson
REQUEST	<b>PLAT #00PL076 - Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Lots 25 and 26 of Block 23 and Lots 5 and 6 of Block 24 of Robbinsdale Addition No. 10 (formerly a portion of Tract A of Robbinsdale Addition No. 10 and a portion of the NE1/4 of the SE1/4 of Section 13) located in the NE1/4 of the SE1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.061 Acres
LOCATION	At the intersection of Maple Avenue and East Minnesota Street
EXISTING ZONING	Low Density Residential
SURROUNDING ZONING	
North:	Low Density Residential
South:	Medium Density Residential (PRD)
East:	Medium Density Residential (PRD)
West:	Low Density Residential
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Prior to Planning Commission approval of the Preliminary Plat, topographic information and grading information shall be submitted for review and approval;
2. Prior to Planning Commission approval of the Preliminary Plat, a drainage plan in compliance with the South Robbinsdale Drainage Basin Design Plans shall be submitted for review and approval;
3. Prior to Planning Commission approval of the Preliminary Plat, a geotechnical site assessment, including a slope stability analysis shall be submitted for review and approval;
4. Prior to City Council approval of the Preliminary Plat, all necessary changes shall be made to the Engineering plan as identified on the red lined drawings;

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5. Prior to City Council approval of the Final Plat, the plat shall be revised to show an eight (8) foot wide minor drainage and utility easement along all side and rear lot lines;

#### Fire Department Recommendations:

6. Prior to City Council approval of the Final Plat, a site plan shall be submitted for review and approval identifying the location of proposed on-site fire hydrant(s);

#### Transportation Planning Division Recommendations:

7. Prior to City Council approval of the Final Plat, the plat shall be revised to show a non-access easement along the first fifty feet of Maple Avenue as it extends north from Minnesota Street, adjacent to the front lot line of Lots 5 and 6 of Block 24 and Lots 25 and 26 of Block 23;

#### Urban Planning Division Recommendations:

8. Prior to Final Plat approval, all current and pending assessments on the property shall be paid in full.
9. Upon Final Plat approval by the City Council, the agreement previously entered into precluding development on Tract "A" shall be released for that portion of the property identified by this plat;
10. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted and all subdivision inspection fees paid; and,
11. Prior to Final Plat approval by the City Council, surety for any sidewalk improvements that have not been completed shall be posted. All other subdivision improvements along Maple Avenue shall be completed prior to Final Plat approval by the City Council.

GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat to replat a .06 acre parcel, a .53 acre parcel and to replat a portion of a 5.93 acre parcel, known as Tract A, to create a four lot residential subdivision. The lots will range in size from .220 acres to .308 acres. The plat also identifies the extension of Maple Avenue to East Minnesota Street, completing the road extension of Maple Avenue from Fairmount Boulevard to Minnesota Street.

The properties are currently zoned Low Density Residential District and are currently void of any structural development.

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

Maple Avenue: As previously indicated, the plat identifies the extension of Maple Avenue to East Minnesota Street. An agreement exists between the applicant and the City requiring that the construction of Maple Avenue from its current southern terminus to its intersection with Minnesota Street be completed by August 31, 2000 at the applicant's expense. Staff is recommending that the extension of Maple Avenue to Minnesota Street be constructed prior to Final Plat approval to facilitate compliance with the terms of the existing agreement. This would preclude the posting of surety for the construction of Maple Avenue.

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Access: The plat identifies a non-access easement located along the south lot line of the subject property, adjacent to Minnesota Street. Staff is recommending that a non-access easement also be shown along the first fifty feet of Maple Avenue as it extends north from Minnesota Street, adjacent to the front lot line of Lots 5 and 6 of Block 24 and Lots 25 and 26 of Block 23. This will insure a minimum distance between the intersection of the two streets and any future approach(s) onto the proposed lots.

Drainage and Grading: The Engineering Division has indicated that a geotechnical site assessment, including a slope stability analysis, topographic information and grading information must be submitted prior to Planning Commission approval of the Preliminary Plat. In addition, a drainage plan in compliance with the South Robbinsdale Drainage Basin Design Plans must be submitted for review and approval. Any increase in impervious area will be evaluated for conformance to the drainage basin design plans. Staff is recommending that this information be submitted for review and approval prior to Planning Commission approval. The applicant should be aware that South Robbinsdale Drainage Basin fees apply.

Subdivision Improvements: Prior to Final Plat approval, subdivision improvements as specified in Section 16.20.040 of the Rapid City Municipal Code must be completed. As previously indicated staff is recommending that the extension of Maple Avenue to Minnesota Street be constructed prior to Final Plat approval to facilitate compliance with the terms of an existing agreement. Staff is recommending that surety for sidewalks be allowed in order to allow residential development on the property prior to the construction of the sidewalk(s).

Development Agreement: In 1995, the applicant combined a number of smaller unplatted properties under different ownerships into one tract. An agreement was entered into stating that no development of the property will be permitted until subdivision improvements in accordance with City standards are extended. In addition, an assessment is still pending on the subject property for street, sidewalk and storm sewer improvements previously completed by the City along Minnesota Street. Prior to Final Plat approval, all current and pending assessments on the property must be paid in full. Upon payment of the assessment, the agreement previously entered into precluding development on Tract "A" may be released for that portion of the property identified by this plat. The release should be approved as a condition of this plat approval and, subsequently, filed at the Register-of Deed's Office with the plat.