

STAFF REPORT

October 4, 2001

No. 01PL099 - Layout, Preliminary and Final Plat

ITEM 11

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Walgar Development Corp
REQUEST	No. 01PL099 - Layout, Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 1 of Block 1, Terracita Park Subdivision, and Minnesota Street Right-of-Way (formerly a portion of the SW1/4 of the NW1/4 of the SE1/4 of Section 13) located in the SW1/4 of the NW1/4 of the SE1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.233 acres
LOCATION	At the intersection of Fifth Street and Minnesota Street
EXISTING ZONING	Office Commercial District (PCD)
SURROUNDING ZONING	
North:	Office Commercial District
South:	Neighborhood Commercial District
East:	Office Commercial District
West:	Low Density Residential District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

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

Engineering Division Recommendations:

1. Prior to Planning Commission approval, the applicant shall submit corrections to the engineering plans for review and submittal. Corrections shall include a complete Minnesota Street profile to Alta Vista Street, temporary turnaround, and signage;
2. Prior to Planning Commission approval, the applicant shall submit a revised grading and drainage plan. The drainage plan shall eliminate all runoff onto 5th Street and shall include an analysis of the Minnesota Street drainage including the existing culvert sizes;
3. Prior to Planning Commission approval, the applicant shall submit a pavement design based on a geotechnical report for review and approval;
4. Prior to Final Plat approval, the applicant shall identify a non-access easement along the entire frontage of 5th Street and eastern 175 feet of the Minnesota Street frontage;

Fire Department Recommendations:

5. Prior to Planning Commission approval, the applicant shall revise the engineering plans to provide fire hydrants with a maximum spacing of 450 feet;

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Urban Planning Division Recommendations:

6. Prior to Final Plat approval by the City Council, the subdivision improvement estimate form shall be submitted for review and approval and the subdivision inspection fees shall be paid; and,
7. 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: The applicant is proposing to split off an 2.233 acres lot from a 9.94 acre parcel and a 1.84 acres parcel. The property is located at the southwest corner of the intersection of 5th Street and Minnesota Street. Currently, 5th Street is constructed along the property and Minnesota Street will be required to be constructed as part of this plat request. The property is currently zoned Office Commercial with a Planned Development Designation. No development on the property can occur until the applicant submits an Initial and Final Development for review and approval.

STAFF REVIEW: Staff has reviewed the request and has noted the following considerations:

Engineering Plans - The Engineering Staff has indicated that additional information needs to be submitted for the proposed subdivision. The key information that needs to be revised includes to the drainage and grading plans, pavement design, design of the street to Alta Vista Street including alignment of right-of-ways, and the location and the number of fire hydrants.

The drainage plans need to identify that no runoff is being directed to 5th Street. 5th Street is classified as a Principal Arterial on the Major Street Plan. The Drainage Criteria Manual does not allow any additional runoff from a property onto an arterial street. Also, the report needs to identify how the drainage on Minnesota Street will be handled including the capacity of the drainage structure under Minnesota Street.

A pavement design will need be submitted as part the revised engineering plans. The pavement design must include a cross section of the street which is based on a geotechnical report. Also, staff is requesting that the design plans for Minnesota Street include the extension of Minnesota Street to Alta Vista Street approximately 400 feet to the west. This will insure that design and profile of the street will match the existing street section of Alta Vista Street.

The Rapid City Utility Design Standards requires fire hydrants shall be spaced no greater than 450 feet apart. The design plans as submitted identify fire hydrant spacing exceed 450 feet. The design plans will need to be revised to add additional fire hydrants to meet the Rapid City Utility Design Standards.

Minnesota Street - As part of this subdivision, the applicant is proposing to construct Minnesota Street in front of the lot that is being platted. There will be approximately 400 feet of unimproved and unplatted street lying between the end of the proposed plat and Alta Vista Street. With the recent development of the Minnesota Ridge Subdivision, the extension of Minnesota Street will be key element to the overall street network in this area. Staff strongly encourages the development of this section of Minnesota Street. Staff

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believes it would be in the community's interest for the developer to complete the road.

As noted previously, the lot that is being platted is part of two unplatted balances. Deferred assessments agreements are attached to both of the parcels. The western parcel has agreement that relates to the construction of 5th Street. The eastern parcel has agreement that relates to the construction of Minnesota Street on the east side of 5th Street. Staff is placing the applicant on notice that these payments will be due in accordance with the provisions of the agreements when the property is platted.

Planned Commercial Development - The property is zoned Office Commercial with a Planned Development Designation. No development may occur on the property until a Final Development Plan is approved. The Fire Department has noted that no construction on the property will be allowed on the property until the fire hydrants are operational. Also, on-site fire hydrant may be needed depending on the type and location of the proposed structures. An all-weather surface must be in place for Minnesota Street before any building permits can be issued.