

STAFF REPORT

April 25, 2002

No. 02PL022 - Preliminary and Final Plat

ITEM 8

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering Co. for Gary Rasmussen
REQUEST	No. 02PL022 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	A portion of Tract A of Robbinsdale Addition No. 10 and a portion of the NE1/4 of the SE1/4 of Section 13, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 26 of Block 23, and Lot 6 of Block 24, Robbinsdale Addition No. 10, located in the NE1/4 of the SE1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.613 acres
LOCATION	The northeast and northwest corners of the intersection of Maple Avenue and East Minnesota Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District (PRD)
East:	Medium Density Residential District (PRD)
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/06/2002
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 City Council approval of the Preliminary Plat, regulatory signs and street name signs shall be installed; and,

Transportation Planning Division Recommendations:

2. Prior to **City Council** approval of the Final Plat, the plat shall be revised to provide an

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additional 10 foot of right-of-way along Minnesota Street or a Variance to the Subdivision Regulations waiving the requirement must be obtained.

GENERAL COMMENTS:

This item was continued at the April 4, 2002 Planning Commission meeting to allow the applicant to meet all of the stipulations of approval. Staff has since revised stipulation #2 to allow the plat to be revised to provide ten additional feet of right-of-way along Minnesota Street or obtain a Variance to the Subdivision Regulations to waive the requirement prior to City Council approval in lieu of Planning Commission approval. No other part of this Staff Report has been revised. The applicant has submitted a Preliminary and Final Plat to subdivide the subject property into two lots. The lots will be .308 acres and .305 acres in size, respectively and are the last two lots to be platted along Maple Avenue, north of Minnesota Street.

The subject property was previously identified as a part of Preliminary and Final Plat #00PL076 to create four residential lots. However, prior to City Council approval of the Preliminary and Final Plat, the applicant revised the plat eliminating the subject property.

The property is currently zoned Low Density Residential District and is currently void of any structural development.

STAFF REVIEW:

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

Minnesota Street: Minnesota Street is located along the south lot line of the subject property and is classified as a principal arterial road on the Major Street Plan. The Street Design Criteria Manual requires a minimum 100 foot right-of-way width for a principal arterial road. Currently, Minnesota Street has an 80 foot right-of-way width. Prior to Preliminary Plat approval, the plat must be revised to provide an additional 10 foot of right-of-way along Minnesota Street or a Special Exception must be granted waiving the requirement.

Construction Plans: The Engineering Division has indicated that, prior to Preliminary Plat approval, the road construction plans must be revised to provide street regulatory signs.

Development Agreement: In 1995, the applicant combined a number of smaller unplatted properties under different ownership 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. Upon platting of the subject property and the subsequent completion of the subdivision improvements, the agreement previously entered into precluding development on Tract "A" may be released for that portion of the property identified by this plat.

Staff believes that the Preliminary and Final Plat complies with the Subdivision Regulations assuming compliance with the stipulations of approval.