

STAFF REPORT

April 25, 2002

No. 02PL036 - Preliminary and Final Plat

ITEM 57

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering Co. for Gary Rasmusson
REQUEST	No. 02PL036 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	A portion of the NW1/4 of the SE1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 19 of Block 6, Robbinsdale Addition No. 10, located in the NW1/4 of the SE1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.051 acres
LOCATION	Northwest corner of 5th Street and Minnesota Street
EXISTING ZONING	Office Commercial District
SURROUNDING ZONING	
North:	Office Commercial District
South:	Office Commercial District
East:	Office Commercial District
West:	Office Commercial District w/Planned Commercial Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/25/2002
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 Final Plat, the plat shall be revised to provide ten additional feet of right-of-way along Minnesota Street or a Variance to the Subdivision Regulations shall be obtained; and,
2. Prior to City Council approval of the Final Plat, the plat shall be revised to show a shared access easement at the southeast corner of the subject property.

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GENERAL COMMENTS:

The applicant has submitted a Preliminary and Final Plat to create a 1.051 acre lot from two unplatted parcels. As a result of this plat, two unplatted non-transferable balances will be left located directly east of the subject property. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to dedicate additional right-of-way along Minnesota Street. (See companion item #02SV019.)

The applicant had previously submitted a Minor Plat to create one lot as currently proposed by this Preliminary and Final Plat. Upon review of the Minor Plat, staff identified that ten feet of additional right-of-way must be dedicated along Minnesota Street as required by the Street Design Criteria Manual. The criteria allowing a plat to be considered as a Minor Plat precludes any dedication of right-of-way. As such, the Minor Plat was denied without prejudice and the applicant resubmitted the plat as a Preliminary and Final Plat.

The property is located at the northeast corner of Minnesota Street and Fifth Street and is currently void of any structural development.

STAFF REVIEW:

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

Minnesota Street: Minnesota Street is located along the south lot line of the subject property and is classified as a minor arterial road on the Major Street Plan. The Street Design Criteria Manual requires a minimum 100 foot right-of-way for a minor arterial road. Currently, Minnesota Street has an 80 foot right-of-way width. Prior to Final Plat approval, the plat must be revised to provide an additional 10 foot of right-of-way along Minnesota Street or a Variance to the Subdivision Regulations must be obtained waiving the requirement. As previously indicated, the applicant has submitted a Variance to the Subdivision Regulations to waive this requirement.

On August 20, 2001 the City Council approved a Variance to the Subdivision Regulations to waive the requirement to dedicate ten additional feet of right-of-way at the eastern terminus of Minnesota Street with the stipulation that a ten foot wide pedestrian access and utility easement be dedicated. (That Subdivision Regulations Variance request was submitted in conjunction with associated Preliminary and Final Plat 01PL064 to create two lots.) That property was also located along the north side of Minnesota Street at the northwest corner of the S. D. Highway 79/Minnesota Street intersection. The Engineering Division has indicated that providing a right turn lane at the Fifth Street intersection requires that an additional ten feet of right-of-way be dedicated to accommodate the future need for a right turn land, possible signal bases and other utility improvements. The Engineering Division has indicated that the situations are significantly different and thus, an easement is not an appropriate solution in this case.

The Engineering Division has also indicated that the plat must be revised to show a shared access easement at the southeast corner of the subject property in order to insure driveway separation requirements along a minor arterial street (Minnesota Street).

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