

STAFF REPORT

August 22, 2002

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**No. 02PL080 - Preliminary and Final Plat**

**ITEM 13**

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GENERAL INFORMATION:

PETITIONER	Davis Engineering, Inc. for Robert and Donald Grimm
REQUEST	<b>No. 02PL080 - Preliminary and Final Plat</b>
EXISTING LEGAL DESCRIPTION	The unplatted portion of Tract B of Government Lot 3 in Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 4 of Grimm Addition and dedicated Creek Drive Right-of-Way all located in Section 5, T1N, R8E, BHH, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.35 acres
LOCATION	North of Highway 44 and east of Cambell Street at Creek Drive
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	General Commercial District
South:	Light Industrial District
East:	Medium Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	07/26/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be continued to the September 5, 2002 Planning Commission meeting to allow the applicant time to submit additional required information.

GENERAL COMMENTS: The applicant has submitted this Preliminary and Final Plat request to plat a currently unplatted balance of land that is located at the intersection of Creek Drive and Viewfield Avenue. The property is 2.31 acres in size and is void of any structural development. Creek Drive, where it abuts the subject property is a gravel drive. The Viewfield Avenue right of way abuts the property on the north and has not been constructed.

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STAFF REVIEW: Staff has reviewed the proposed Preliminary and Final Plat and noted the following major concerns:

Road Improvements: As mentioned previously, Creek Drive is not improved along the frontage of the subject property. In addition, the right of way for Viewfield Avenue, along the north side of the property, has not been improved. The applicant has submitted construction plans for the required improvements along both Viewfield Avenue and Creek Drive; however, the Engineering Division has noted that the plans did not include a major drainage ditch crossing for the drainage ditch located near the northeast corner of the property. The adopted Perrine Drainage Basin Design Plan identifies the location of a detention pond on the north side of Viewfield Avenue and a channel through the northeast corner of the subject property. However, because the City does not have the funding to complete the detention pond and drainage ditch improvements at this time, the Engineering Staff is recommending that the applicant complete the preliminary design plans for the extension of Viewfield Avenue along the entire frontage of the subject property and provide final design plans for that portion of Viewfield Avenue providing access to the subject property. The applicant will be required to provide surety for the construction of the improvements along the entire frontage of Viewfield Drive prior to Final Plat approval.

Right Of Way: Creek Drive is identified on the adopted Major Street Plan as an arterial road requiring a minimum 100 foot right of way width. Currently, that portion of the Creek Drive right of way adjacent to the subject property is 60 feet wide. Staff is recommending that 20 feet of additional right of way be dedicated as part of the platting of this property. Another 20 feet of right of way will be obtained when the property on the west side of Creek Drive is platted.

Utility Extension: The Engineering Division has also noted that water and sanitary sewer mains must be extended to the north property line along Creek Drive and a water line installed along the Viewfield Avenue frontage. The design plans submitted with this Preliminary and Final Plat request did not include the extension of the water main in either the Creek Drive or Viewfield Avenue right of way. Staff is requesting that the applicant revise the design plans to include the extension of the water main within the Creek Drive and Viewfield Avenue rights of way. The Fire Department has indicated that depending on the future development of the property the installation of fire hydrants will be required based on the applicable Uniform Fire Codes.

The applicant has indicated that proposed Lot 4 will be served by an existing sanitary sewer line located in the Viewfield Avenue right of way and that existing Lots 3 and 6 of Grimm Addition are served by an existing sanitary sewer main that crosses Lot 6. The Engineering Division has requested that the applicant submit evidence that a utility easement has been filed with the Pennington County Register of Deeds for the existing sanitary sewer line crossing Lot 6 and that the easement is dedicated for a sanitary sewer main serving Lot 3.

Non-Access Easements: As mentioned previously, Creek Drive is classified as an arterial street on the adopted Major Street Plan while Viewfield Avenue is considered a local street.

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The Street Design Criteria Manual requires that if a property has frontage on more than one street, access to the property shall be taken from the lesser order street frontage. The Engineering Staff is recommending that the applicant revise the Preliminary Plat to include a non-access easement along the entire Creek Drive property line and along the Viewfield Drive property line for a distance of 50 feet from the intersection of Creek Dive and Viewfield Drive.