

STAFF REPORT

September 26, 2002

No. 01PL123 - Preliminary and Final Plat

ITEM 4

GENERAL INFORMATION:

PETITIONER	Rice Valley View Properties
REQUEST	No. 01PL123 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	Lot 6 of Rice Valley View Properties, Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 6A of Lot 6 of the Rice Valley View Properties Addition, located in Section 6, T1N, R8E, BHM in the City of Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.606 acres
LOCATION	1033 Omaha Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/13/2001
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be denied without prejudice.

GENERAL COMMENTS: (Updates to the staff report are shown in bold.) This request was continued from the August 8, 2002 Planning Commission meeting at the applicant's request.

This Preliminary and Final Plat was first heard by the Planning Commission on January 10, 2002. The Preliminary and Final Plat request was continued to the January 24, 2002 Planning Commission meeting to allow the applicant time to submit additional required storm water drainage information. The applicant submitted the requested information; the Engineering Division reviewed the information and approved the applicant's drainage plan concept. On February 7, 2002 the applicant indicated that a prospective buyer was interested in purchasing the entire property

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and requested that the Preliminary and Final Plat be continued to the March 21, 2002 Planning Commission meeting. Since the March 21, 2002 meeting this request has been continued several times. Staff has contacted the applicant each time the Preliminary and Final Plat has appeared on the Planning Commission's agenda and each time the applicant has indicated that he is working with prospective buyers and that he is uncertain whether they will purchase the entire property or a portion of the property. On each occasion the applicant has requested that the Preliminary and Final Plat be continued.

On September 12, 2002, staff spoke with the applicant and he indicated that he had not made a decision concerning the subdivision of the subject property and agreed that the Preliminary and Final Plat request should be denied without prejudice at this time.

This Preliminary and Final Plat request has been submitted to plat the west half of existing Lot 6 of the Rice Valley View Properties Addition. The subject property is located on the south side of East Omaha Street and approximately 900 feet west of Cambell Street. The lot is void of any structural development. A curb cut currently exists that will provide access to the property from Omaha Street.

STAFF REVIEW: Staff has reviewed the proposed plat and has noted the following considerations:

Drainage: The applicant submitted design plans for drainage improvements to be located on the subject property with the Preliminary and Final Plat request. The Engineering Division has reviewed the plans and expressed concern about the proposed location of the detention cell in an area of fill. The Engineering Division also has concerns with the feasibility of the proposed site grading and the detention and design details. The Engineering Staff has requested that the applicant revise the drainage design plans and resubmit the information for review and approval. The revised plans were submitted to City Staff on January 24, 2002. Staff is recommending that the Preliminary and Final Plat request be continued to the February 21, 2002 Planning Commission meeting to allow the Engineering Staff time to review the revised drainage design plans. The Engineering Staff has reviewed and approved the drainage plan concept and has indicated that detailed plans will need to be submitted for review and approval prior to issuance of a Building Permit.

Fire Department Concerns: The Fire Department staff has indicated that all requirements of the Uniform Fire Code must be met prior to issuance of a Building Permit. In particular, all weather surface roads capable of supporting the weight of fire apparatus must be in place and all turning widths shall be in compliance with the Street Design Criteria Manual prior to any building construction. The applicant should be aware that Section 903.2 of the Uniform Building Code requires that an approved water supply capable of supplying the required fire flow to protect all buildings must be in place prior to construction of any buildings. On-site fire hydrants may be required prior to issuance of a Building Permit if any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building.

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Sidewalks: Other than storm drainage structures the only other required subdivision improvement that is not currently in place is sidewalk along the Omaha Street frontage. Staff is recommending that prior to City Council approval of the Final Plat that the applicant either construct the sidewalk or post financial surety in the amount necessary to complete the required improvements.

Traffic and access: The lot fronts on East Omaha St., which is designated as a Major Arterial on the City of Rapid City's Major Street Plan, and is also designated by the State as S.D. Highway 44. The Engineering Division is concerned that use of the existing approach location to provide access to the property will result in traffic hazards due to the proximity of the existing approach at the east side of the existing Lot 6, and the crest of the roadway to the west limiting sight distance. Prior to approval of the Final Plat, a non-access easement will be required on the plat along the East Omaha St. frontage except at the existing approach locations. The South Dakota Department of Transportation is currently completing plans for the re-construction of this segment of East Omaha/Highway 44 in the summer of 2002. The South Dakota Department of Transportation has indicated that, as part of their project, the approach location for the parcel could be relocated to the west side of the property, opposite Poplar Avenue to the north. Prior to the issuance of any building permits on this parcel, the Engineering Division will review the access location(s) and conditions and may require that additional non-access easements or shared access agreements be filed (as miscellaneous documents) as a prerequisite to building permit approval.