

STAFF REPORT

April 10, 2003

No. 03PL027 - Layout, Preliminary and Final Plat

ITEM 33

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering Company for Walgar Development
REQUEST	No. 03PL027 - Layout, Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	The unplatted balance 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
PROPOSED LEGAL DESCRIPTION	Lot 2 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 7.140 acres
LOCATION	Northwest of the intersection of 5th Street and Minnesota Street
EXISTING ZONING	Office Commercial District w/Planned Development Designation
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Neighborhood Commercial District
East:	Office Commercial District w/Planned Commercial Development
West:	Low Density Residential District
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	03/14/2003
REPORT BY	Tom Kurtenbach

RECOMMENDATION:

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

STAFF REPORT

April 10, 2003

No. 03PL027 - Layout, Preliminary and Final Plat

ITEM 33

Engineering Division Recommendations:

1. Prior to Final Plat approval by the City Council, a) the plat shall be revised to identify Minnesota Street right of way and a pedestrian access and utility easement to Alta Vista Drive, or the Layout, Preliminary, Final Plat request for the adjacent property to the west (03PL034) shall be approved by City Council in conjunction with this plat request; b) A non-access easement along Minnesota Street and Alta Vista Drive shall be identified on the plat as per the Street Design Criteria Manual prior to Final Plat approval;
2. Prior to Preliminary Plat approval by the City Council, the applicant shall revise engineering plans and the plat according to the redline comments for review and approval; and, the redline comments shall be returned to Engineering Staff;

Urban Planning Division Recommendations:

3. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
4. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fee shall be paid.

GENERAL COMMENTS: The applicant is proposing to plat Lot 2 of Block 1, and Minnesota Street right of way, located in the Terracita Park Subdivision. Lot 2 will be 2.143 acres in size, and will be platted from a 7.14 acre unplatted parcel. The subject property will abut Lot 1 of Block 1 to the east, and the proposed Minnesota Street right of way to the south. The proposed lot will not abut Alta Vista Drive to the west, resulting in an unplatted segment of Minnesota Street approximately 115 feet in length. 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 Plan for review and approval. As part of this platting action, the applicant is proposing to vacate a portion of an existing 60 foot wide access and utility easement.

The applicant has subsequently submitted a Layout, Preliminary, Final Plat application which proposes to plat the unplatted balance between the subject property and Alta Vista Drive, including the Minnesota Street right of way to the south (03PL034). This platting of Minnesota Street right of way will complete the connectivity between Fifth Street and Alta Vista Drive. This subsequent Layout, Preliminary, Final Plat request is scheduled to be heard at the April 24, 2003 Planning Commission Meeting.

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

Minnesota Street: As part of this plat request, the applicant has proposed to construct Minnesota Street where it abuts the subject property. As referenced above, this will leave approximately 115 feet of unimproved and unplatted street lying between the west end of the subject property and Alta Vista Drive. With the development of the Minnesota Ridge Subdivision, the extension of Minnesota Street is key to the overall street network in this area. Staff recommends that prior to Final Plat approval by the City Council, the applicant shall construct Minnesota Street to connect with Alta Vista Drive. As referenced above, the

STAFF REPORT

April 10, 2003

No. 03PL027 - Layout, Preliminary and Final Plat

ITEM 33

applicant has submitted a plat application which proposes to plat the unplatted balance between the subject property and Alta Vista Drive, including the Minnesota Street right of way to connect with Alta Vista Drive. Staff recommends that either the applicant identify the platting of Minnesota Street to Alta Vista Drive with this plat request, or that this plat request be continued to the April 24, 2003 Planning Commission meeting. If the option to continue this plat request is exercised by the applicant, Staff recommends that this plat request and the subsequent plat submittal (03PL034) ultimately be approved by City Council concurrently. This plat approval process will assure that Minnesota Street will be completed, and a short discontinuous segment will not result.

The Final Plat for Lot 1 of Block 1 of the Terracita Park Subdivision, and Minnesota Street right of way where it abuts Lot 1 of Block 1, was approved by City Council on November 19, 2001. The Minnesota Street right of way was platted 60 feet wide where it abuts Lot 1 of Block 1 located to the east of the subject property. Street plans were approved on November 15, 2001 based on the applicant identifying a 10 feet wide utility and pedestrian access easement along the Minnesota Street right of way. This utility and pedestrian access easement is identified to the north of the Minnesota Street right of way on the proposed plat.

As referenced above, the subject property and the adjacent property to the east is zoned Office Commercial, requiring that Minnesota Street be constructed to standards meeting the industrial street classification requirements. The existing Minnesota Street right of way width where it abuts Lot 1 of Block 1 meets the Street Design Criteria Manual requirements for an industrial street without on-street parking. The industrial street classification requires a minimum 59 feet right of way width with 26 feet of paving width. During a site reconnaissance on April 1, 2003, *No Parking* signs were observed along Minnesota Street where it abuts Lot 1 of Block 1. The proposed plat identifies a Minnesota Street right of way width of 60 feet where it abuts Lot 2. As referenced above, a 60 feet right of way width meets the Street Design Criteria Manual requirements for an industrial street without on-street parking. Staff recommends that the applicant install *No Parking* signs upon completion of Minnesota Street to Alta Vista Drive.

The Engineering Staff has indicated that additional information needs to be submitted to clarify the Minnesota Street design details. Specifically, Staff recommends that the applicant submit revisions to the engineering plans including drainage plans, lighting, turnaround(s), striping, access easement(s), pavement design, the design of Minnesota Street to Alta Vista Drive, including alignment of rights of way, and the location and number of fire hydrants. Staff recommends that the applicant review the redline comments provided by the Engineering Staff, and submit for review and approval revised plans and plat for review and approval.

Access and Utility Easement: The plat proposes to vacate the portion of a 60 feet wide access and utility easement lying inside the proposed Minnesota Street right of way. Engineering Staff have indicated that storm sewer infrastructure is proposed to be constructed to the south of the previously platted Minnesota Street right of way along Lot 1 and also to the south of the proposed Minnesota Street right of way south of proposed Lot 2.

STAFF REPORT

April 10, 2003

No. 03PL027 - Layout, Preliminary and Final Plat

ITEM 33

In addition, a 20 inch diameter water main may occupy the easement at some future time. Staff recommends that the applicant identify on the plat that portion of the access and utility easement that will be retained. In addition, Engineering Staff recommends that the applicant revise the access and utility vacation note as per the redline comments.

Planned Commercial Development: The subject property is currently 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, an on-site fire hydrant(s) may be needed depending on the type and location of future structural development. An all-weather surface must be in place for Minnesota Street before any building permits can be issued.

Staff believes that the proposed plat complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.