

STAFF REPORT

April 24, 2003

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**No. 03PL034 - Layout, Preliminary and Final Plat**

**ITEM 9**

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GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering Company for Gary Rasmusson
REQUEST	<b>No. 03PL034 - Layout, Preliminary and Final Plat</b>
EXISTING LEGAL DESCRIPTION	The unplatted balance of the SW1/4 NW1/4 SE1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 3 through 6 of Block 1, Terracita Park Subdivision, and Minnesota Street Right-of-Way located in the SW1/4 NW1/4 SE1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.911 Acres
LOCATION	North of Minnesota Street along Alta Vista Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Neighborhood Commercial District
East:	Office Commercial District w/Planned Commercial District
West:	Low Density Residential District
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	03/28/2003
REPORT BY	Tom Kurtenbach

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to Final Plat approval by the City Council, the Layout, Preliminary, Final Plat request for the adjacent property to the east (03PL027) shall be approved by City Council in conjunction with this plat request;
2. Prior to Preliminary Plat approval by the City Council, the applicant shall revise engineering

## STAFF REPORT

April 24, 2003

---

**No. 03PL034 - Layout, Preliminary and Final Plat**

**ITEM 9**

---

plans according to the redline comments for review and approval; and, the redline comments shall be returned to Engineering Staff;

Transportation Planning Division Recommendations:

3. Prior to Final Plat approval by the City Council, the applicant shall identify access to proposed Lots 3 and 4 that align with Middle Valley Drive;

Urban Planning Division Recommendations:

4. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
5. 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 Lots 3 through 6 of Block 1, and Minnesota Street right of way, located in the Terracita Park Subdivision. The lots will range in size from 0.215 to 0.264 acres in size. The proposed lots will abut proposed Lot 2 of Block 1 to the east, the proposed Minnesota Street right of way to the south, and Alta Vista Drive to the west. The property is currently zoned Low Density Residential District. 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 previously submitted a Layout, Preliminary, Final Plat application (Item # 03PL027 on the April 10, 2003 Planning Commission meeting agenda) which proposes to plat Lot 2 of Block 1 and Minnesota Street right of way located to the east of this plat request. A stipulation of approval for the previous plat request was that the plat be revised to identify Minnesota Street right of way and a pedestrian access and utility easement to Alta Vista Drive, or that this plat request be approved by City Council in conjunction with the previous plat request. This plat approval process would assure that Minnesota Street will be completed, and a short discontinuous segment will not result.

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, the applicant has previously submitted a plat application which proposes to plat Lot 2 of Block 1, including the Minnesota Street right of way. Staff recommends that this plat request and the previous plat submittal (03PL027) 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

## STAFF REPORT

April 24, 2003

---

**No. 03PL034 - Layout, Preliminary and Final Plat**

**ITEM 9**

---

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 is zoned Low Density Residential District. The existing Minnesota Street right of way width where it abuts Lot 1 of Block 1 and proposed Lot 2 of Block 1 meets the Street Design Criteria Manual requirements for an industrial street (i.e. non-residential streets) 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 proposed Lot 6 of the subject property.

The Minnesota Street right of way width located west of Alta Vista Drive is 80 feet. To be consistent with the existing right of way width between Alta Vista Drive and Fifth Street, Staff supports the 60 feet right of way width as identified on the plat. Currently, the Major Street Plan identifies Minnesota Street as a local street. Review of the existing street network in the area indicates that Minnesota Street will serve as a collector street. The 60 feet right of way width meets the Street Design Criteria Manual requirements for a collector 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 design and construction details. Specifically, Staff recommends that the applicant submit additional information detailing drainage/storm water plans, lighting, turnaround(s), striping, access easement(s), pavement design, alignment of rights of way, locations of water and sewer service lines, and the location and number of fire hydrants. Staff recommends that the applicant review the redline comments provided by the Engineering Staff, and submit revised plans for review and approval. Prior to Preliminary Plat approval by City Council, the applicant must submit the required information to be reviewed and approved by Engineering Staff.

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 proposed Minnesota Street right of way, and the right of way along the existing Lot 1. 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.

Access: Middle Valley Drive is an east-west street that intersects the north-south segment of Alta Vista Drive opposite of proposed Lots 3 and 4. To minimize turning movement

STAFF REPORT

April 24, 2003

---

**No. 03PL034 - Layout, Preliminary and Final Plat**

**ITEM 9**

---

conflicts, Staff recommends that the applicant identify access to proposed Lots 3 and 4 that align with Middle Valley Drive.

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