

STAFF REPORT

April 24, 2003

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**No. 03PL028 - Preliminary and Final Plat**

**ITEM 18**

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GENERAL INFORMATION:

PETITIONER	DLK Engineering for South Creek Village Limited Partnership
REQUEST	<b>No. 03PL028 - Preliminary and Final Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 2, Superpumper Addition located in the SE1/4 of the SE1/4 of Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot A and Lot B of Lot 2, Superpumper Addition located in the SE1/4 of the SE1/4 of Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10..04 Acres
LOCATION	Northwest of the intersection of Cambell Street and Fairmont Boulevard
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Park Forest
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/14/2003
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 Preliminary Plat approval by the City Council, the drainage plan shall be revised as necessary to address City Engineering comments and submitted for review and approval. In addition, the plat document shall be revised to show drainage easements as needed;**
- 2. Prior to Preliminary Plat approval by the City Council, the sewer plans shall be revised as necessary to address City Engineering comments and submitted for**

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review and approval. In addition, a Master Plan identifying future sewer stub-outs and extensions as red-lined on the construction plans shall be submitted for review and approval;

3. Prior to Preliminary Plat approval by the City Council, the water plans shall be revised as necessary to address City Engineering comments and submitted for review and approval. In addition, a Master Plan identifying future water stub-outs and extensions as red lined on the construction plans shall be submitted for review and approval;

**Fire Department Recommendation:**

4. All Uniform Fire Codes shall be continually met;

**Urban Planning Division Recommendations:**

5. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to include the extension of East Oakland Street to Cambell Street or the right-of-way shall be created by "H Lot(s)";
6. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show the labeling of the interior street as "East Oakland Street";
7. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval;
8. 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; and,

**South Dakota Department of Transportation:**

9. Prior to Preliminary Plat approval by the City Council, an approach permit shall be obtained for any proposed approach location(s) along Cambell Street.

**GENERAL COMMENTS:**

**This item was continued at the April 10, 2003 Planning Commission meeting to allow the applicant to submit a revised plat document. This Staff Report has been revised as of April 13, 2003. All added and/or revised text is shown in bold print.** The applicant has submitted a Preliminary and Final Plat to subdivide the subject property into two lots leaving a non-transferable balance. The property is located in the northwest corner of the Cambell/Street Fairmont Boulevard intersection and is currently void of any structural development.

The applicant has also submitted a Comprehensive Plan Amendment to change the land use designation from residential to general commercial and a request to rezone from Medium Density Residential District to General Commercial District on a portion of the non-transferable balance. (See companion items #03CA007 and 03RZ015.)

On January 6, 2003, the City Council approved a Layout Plat to subdivide the subject property as identified on this Preliminary and Final Plat and to subdivide an adjacent 12 acres into one lot. (See File #02PL124.)

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### STAFF REVIEW:

The applicant has indicated that a revised Preliminary and Final Plat will be submitted to create a drainage lot and an additional residential lot. **On April 2, 2003, the applicant submitted the revised plat document as identified. Staff has reviewed the Preliminary and Final Plat and has identified the following considerations:**

**Drainage Plan:** The Engineering Division has indicated that the storm water facilities have not been reviewed pending revisions of the drainage design plan and report. As such, a revised drainage plan addressing red lined comments on the construction plans must be submitted for review and approval. In addition the plat document must be revised to show drainage easement(s) as necessary.

**Water and Sewer:** The Engineering Division has indicated that the water and sewer plans must be revised as necessary to address City Engineering comments and submitted for review and approval. In addition, a Master Plan identifying future water and sewer stub-outs and extensions as red lined on the construction plans must be submitted for review and approval. Staff is recommending that the water and sewer plans be revised as identified prior to Preliminary Plat approval by the City Council.

**Fire Department:** The Fire Department has also indicated that all streets, cul-de-sacs and turnarounds must be in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants will be required as per the Uniform Fire Code. The fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that all weather access roads must be in place prior to any building construction. In addition, the Fire Department has indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the Uniform Fire Code be continually met.

**Access:** East Oakland Street extending west from Cambell Street and south from the Park Meadows Subdivision, will serve as legal access to the subject property. To date, the southern 200 feet of East Oakland Street located within the Park Meadows Subdivision has not been dedicated as right-of-way. In addition, the east 580 feet of East Oakland Street right-of-way extending west from Cambell Street is not a part of this plat document. The applicant has indicated that this eastern portion of right-of-way will be dedicated via "H Lots" in lieu of this plat document. In addition, the dedication of the right-of-way as "H Lots" will require two separate documents since the northern forty feet of the required 80 foot wide right-of-way for East Oakland Street is located on an adjacent property under different ownership than the subject property. Staff is recommending that the "H Lots" be recorded or the plat document be revised to include this portion of the East Oakland Street right-of-way prior to Preliminary Plat approval by the City Council. (The applicant should be aware that no more than forty dwelling units may be constructed until such time as a second access street is provided to the site.)

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**South Dakota Department of Transportation:** The South Dakota Department of Transportation has indicated that an approach permit must be obtained for any proposed approach location(s) along Cambell Street. As a part of granting an approach permit for the proposed East Oakland Street location, the South Dakota Department of Transportation has also indicated that existing approaches along Cambell Street may be eliminated. In particular, the approach located approximately 300 feet south of the proposed approach, the approach located directly north of the proposed approach and the approach located approximately 300 feet north of the proposed approach may require elimination. Staff is recommending that an Approach Permit be obtained as outlined above prior to Preliminary Plat approval by the City Council.

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