

STAFF REPORT

November 6, 2003

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**No. 03PL102 - Layout Plat**

**ITEM 5**

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GENERAL INFORMATION:

PETITIONER	Wasteline, Inc. for Century Resources, Inc.
REQUEST	<b>No. 03PL102 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	A portion of the unplatted balance of the SE1/4 of NW1/4 and a portion of the unplatted balance of the NE1/4 of SW1/4, all in Section 32, located in the SE1/4 of NW1/4 and NE1/4 of SW1/4 Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 4 of Block 1, Menard Subdivision, located in the SE1/4 of NW1/4 and NE1/4 of SW1/4 Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.345 acres
LOCATION	1705 East Anamosa Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	General Commercial District w/Planned Commercial Development
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/09/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Layout Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Upon submittal of a Preliminary Plat, a field topographic survey shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall demonstrate that the proposed plat is in

## STAFF REPORT

November 6, 2003

---

### No. 03PL102 - Layout Plat

### ITEM 5

---

- compliance with the Perrine Drainage Basin Design Plan. The drainage plan shall also show the location of the existing storm sewer on the subject property. In addition, the plat document shall be revised to show drainage easements as needed;
3. Upon submittal of a Preliminary Plat, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval;
  4. Upon submittal of a Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval. In particular, a 12 inch water main shall be provided in the Creek Drive right-of-way. Any oversize costs beyond the water improvements needed for the proposed subdivision shall be the City's responsibility;
  5. Upon submittal of a Preliminary Plat, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. In particular, complete street design plans shall be submitted showing the location of utilities, storm drainage, curb and gutter and sidewalk improvements for all adjacent roadways;
  6. Upon submittal of a Preliminary Plat, the plat document shall be revised to show the dedication of a 100 foot wide right-of-way for Creek Drive along the northwest lot line. In addition, road construction plans showing the construction of Creek Drive as three 12 foot wide paved sections with curb, gutter, sidewalk, street light conduit, water and sewer shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
  7. Upon submittal of a Preliminary Plat, the plat document shall be revised to show a non-access easement along Creek Drive except for approved approach location(s). In addition, a non-access easement shall be shown along all of East Anamosa Street;
  8. Prior to Preliminary Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval;

#### Fire Department Recommendations:

9. Upon submittal of a Preliminary Plat, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval;

#### South Dakota Department of Transportation Recommendations:

10. Upon submittal of a Preliminary Plat, a permit to work in the right-of-way for work already completed shall be obtained;
11. Upon submittal of a Preliminary Plat, the V-ditch now in place shall be modified to a 15 foot flat bottom ditch;
12. Upon submittal of a Preliminary Plat, a structure shall be provided to drain the ditch created by the extension of the 30 inch cross pipe located along E. North Street;

#### Urban Planning Division Recommendations:

13. Upon submittal of a Preliminary Plat, the plat document shall be revised to show Anamosa Street as "E. Anamosa Street"; and,
14. Prior to Final Plat approval by the City Council, surety for any required subdivision

## STAFF REPORT

November 6, 2003

---

**No. 03PL102 - Layout Plat**

**ITEM 5**

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improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

### GENERAL COMMENTS:

The applicant has submitted a Layout Plat to create a 1.345 acre parcel out of two properties leaving a non-transferable balance. The lot is to be known as Lot 4, Block 2, Menard's Subdivision. On November 2, 1998, the City Council approved Preliminary and Final Plat #98PL094 to create Lots 1 thru 3, Block 1 of Menard's Subdivision located directly south of the subject property.

The subject property is located in the southwest corner of the Elgin Street/E. Anamosa Street intersection on the west side of E. Anamosa Street and is currently void of any structural development.

### STAFF REVIEW:

Staff has reviewed the Layout Plat and has noted the following considerations:

Drainage Plan: The Engineering Division has indicated that a drainage plan must be submitted for review and approval. In particular, the drainage plan must demonstrate that the proposed plat is in compliance with the Perrine Drainage Basin Design Plan. The drainage plan must also show the location of the existing storm sewer on the subject property. In addition, the plat document must be revised to show drainage easements as needed. Staff is recommending that the drainage plan be submitted and the plat document be revised as identified upon submittal of the Preliminary Plat.

Creek Drive: The Major Street Plan identifies a minor arterial street, Creek Drive, to be located along the northwest lot line of the subject property. As such, upon submittal of a Preliminary Plat, the plat document must be revised to show the dedication of a 100 foot wide right-of-way for Creek Drive along the northwest lot line. In addition, road construction plans showing the construction of the street as three 12 foot wide paved sections with curb, gutter, sidewalk, street light conduit, water and sewer must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to show a non-access easement along Creek Drive except for approved approach location(s) as per the Street Design Criteria Manual.

E. Anamosa Street: E. Anamosa Street is located along the northeast lot line of the subject property. E. Anamosa Street is classified as a major arterial street on the City's Major Street Plan. As such, access to the proposed lot must be taken from Creek Drive. Staff is recommending that upon submittal of the Preliminary Plat, the plat document be revised to provide a non-access easement along E. Anamosa Street.

Water and Sewer: The Engineering Division has indicated that the sewer and water mains are currently located in E. Anamosa Street right-of-way. Upon submittal of a Preliminary Plat, water and sewer plans prepared by a Registered Professional Engineer showing the extension of water and sewer mains in the Creek Drive right-of-way must be submitted for

## STAFF REPORT

November 6, 2003

---

**No. 03PL102 - Layout Plat**

**ITEM 5**

---

review and approval. In particular, the Engineering Division has indicated that a 12 inch water main must be provided in the Creek Drive right-of-way. The Engineering Division has also indicated that any oversize costs beyond the water improvements needed for the proposed subdivision will be the City's responsibility.

Fire Department: The Fire Department has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). In addition, all proposed street(s) must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access. Staff is recommending that the construction plans be submitted for review and approval as identified upon Preliminary Plat submittal.

South Dakota Department of Transportation: The South Dakota Department of Transportation has indicated that the applicant has failed to address concerns regarding work performed in the E. North Street right-of-way located along the northern lot line of the non-transferable balance created by this plat action. In particular, the South Dakota Department of Transportation has indicated that a permit to work in the right-of-way for work already completed must be obtained. In addition, the V-ditch now in place within the right-of-way must be modified to a 15 foot flat bottom ditch. Lastly, a structure must be provided to drain the ditch created by the extension of the 30 inch cross pipe located along E. North Street. Staff is recommending that the above referenced items be addressed upon submittal of a Preliminary Plat.

Staff believes the proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.