

STAFF REPORT
August 26, 2004

No. 04PL108 - Layout Plat

ITEM 33

GENERAL INFORMATION:

PETITIONER	TSP for Rob Poeppel
REQUEST EXISTING LEGAL DESCRIPTION	No. 04PL108 - Layout Plat Balance of the North 1/2 of Block 4 and balance of the South 1/2 of Block 4 and alley right-of-way all located in Feigels Subdivision, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2 of Block 4 of Feigels Subdivision, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.34 Acres
LOCATION	900 East Watertown
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	General Commercial District
East:	Light Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/30/2004
REVIEWED BY	Vicki L. Fisher / Curt Huus

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat, construction plans for E. Madison Street and N. Cherry Avenue shall be submitted for review and approval. In particular, the construction plans shall show the streets constructed with a minimum 26 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained or the two streets shall be vacated;
2. Upon submittal of a Preliminary Plat, water and sewer plans prepared by a Registered Professional Engineer showing the extension of a water and sewer main along E. Watertown Street shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
3. Upon submittal of a Preliminary Plat, topographic information showing existing contours shall be submitted for review and approval. In addition, the topographic information shall overlay with the proposed lot layout;

STAFF REPORT
August 26, 2004

No. 04PL108 - Layout Plat

ITEM 33

4. Upon submittal of a Preliminary Plat, a drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements in conjunction with Knollwood Drainage Basin Plan;
5. Upon submittal of a Preliminary Plat, a structural site plan shall be submitted for review and approval. In particular, the site plan shall show on-site parking and landscaping for the existing industrial structure. In addition, the site plan shall show the location of the existing service connections to the water and sewer mains as well as private utilities. The site plan shall also show the location of existing approaches along all streets and/or alley;
6. Upon submittal of a Preliminary Plat, the plat document shall be revised to show a 20 foot wide utility easement along the alley as requested by Black Hills Power. In addition, all of the affected utility companies shall submit documentation concurring with the proposal to vacate the alley;
7. Upon submittal of a Final Plat, a separate vacation petition for the alley vacation shall be submitted for review and approval or the plat shall to eliminate vacating the eastern 60 foot of the alley;
8. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval. In addition, a request for water system oversizing costs shall be submitted for review and approval;
9. Prior to submittal of a Final Plat, an alternate proposed legal description shall be submitted to the Register of Deed's Office for review and approval. In addition, the plat document shall be revised to show the approved legal description;
10. Upon submittal of a Final Plat application, surety for any required subdivision 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 reconfigure two properties and to vacate the alley. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, sewer, water and pavement along N. Cherry Avenue and E. Madison Street as they abut the subject property. (See companion item #04SV049.)

The subject property is located in the northeast corner of the N. Cherry Avenue/E. Watertown Street. Currently, a 12,000 square foot industrial building is located on proposed Lot 1. Lot 2 is void of any structural development.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approval but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the Rapid City Municipal Code or the Street Design Criteria Manual will require a formal variance request or a special exception whichever is applicable.

STAFF REPORT
August 26, 2004

No. 04PL108 - Layout Plat

ITEM 33

STAFF REVIEW:

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

E. Madison Street and N. Cherry Avenue: E. Madison Street and N. Cherry Avenue are classified as industrial (commercial) streets requiring that they be located in a 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Currently, both streets are undeveloped; however, an existing 80 foot right-of-way for the streets has previously been platted. Staff is recommending that upon submittal of a Preliminary Plat, construction plans for E. Madison Street and N. Cherry Avenue be submitted for review and approval as identified or a Variance to the Subdivision Regulations shall be obtained. The applicant also has the option of submitting a vacation of right-of-way petition request to vacate the two streets. However, the adjacent properties are under different ownership than the subject property requiring that the owners of the adjacent properties sign a petition of right-of-way vacation request.

Water and Sewer: Currently, a sewer main does not exist along E. Watertown Street. In addition, a water main does not exist along a portion of Watertown Street as it abuts the subject property. Staff is recommending that upon submittal of a Preliminary Plat, water and sewer plans prepared by a Registered Professional Engineer showing the extension of the water and sewer mains along E. Watertown Street be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained.

Structural Site Plan: The applicant has submitted a structural site plan showing a 12,000 square foot industrial structure located in the southwest corner of proposed Lot 1. As such, staff is recommending that upon submittal of a Preliminary Plat, a revised structural site plan be submitted for review and approval demonstrating that sufficient on-site parking and landscaping is being provided on Lot 1. Staff is also recommending that the site plan show the location of the existing service connections to the water and sewer mains as well as private utilities. In addition, the site plan must also show the location of existing approaches along all streets and/or alley. This will allow for review to determine that all applicable City regulations are being met and the utilities are appropriately located.

Alley Vacation: The plat document identifies the vacation of the alley between Riley Avenue and N. Cherry Avenue. The two most eastern properties are under different ownership than the subject property requiring that prior to submittal of a Final Plat, a separate vacation petition for the alley vacation be submitted for review and approval or the plat must be revised to eliminate vacating the eastern 60 foot of the alley. It should be noted the staff can not support a partial vacation of the alley as it will create a dead end right-of-way.

Black Hills Power has indicated that they currently have an overhead line located in the alley and are requesting that the alley be retained as a 20 foot wide utility easement. Staff is recommending that upon submittal of a Preliminary Plat, the plat document be revised to show a 20 foot wide utility easement along the alley as requested by Black Hills Power. In addition, all of the affected utility companies must submit documentation concurring with the proposal to vacate the alley.

STAFF REPORT
August 26, 2004

No. 04PL108 - Layout Plat

ITEM 33

Register of Deed's Office: The Register of Deed's Office has indicated that Lot 1 and Lot 2, Block 4 of Feigels Subdivision already exists. As such, staff is recommending that prior to submittal of a Final Plat, an alternate proposed legal description be submitted to the Register of Deed's Office for review and approval. In addition, the plat document must be revised to show the approved legal description.

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