

STAFF REPORT
January 6, 2005

No. 04PL190 - Preliminary Plat

ITEM 9

GENERAL INFORMATION:

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| PETITIONER | Wasteline, Inc. for Century Resources |
| REQUEST | No. 04PL190 - Preliminary Plat |
| EXISTING LEGAL DESCRIPTION | a portion of the unplatted balance of the SE1/4 of the NW1/4 and the NE1/4 of the SW1/4, Section 32, T2N, R8E BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Lot 4 of Block 1, and Lots 1 thru 3 of Block 2, Menard Subdivision, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 8.76 acres |
| LOCATION | 1705 E Anamosa Street |
| EXISTING ZONING | General Agriculture District/General Commercial District |
| SURROUNDING ZONING | |
| North: | General Commercial District |
| South: | General Agriculture District |
| East: | General Commercial District with Planned Commercial Development |
| West: | General Commercial District |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 12/10/2004 |
| REVIEWED BY | Vicki L. Fisher / Bob Dominicak |

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the redlined drawings shall be returned to the Development Service Center Division;
2. Prior to Preliminary Plat approval by the City Council, geotechnical information for pavement and grading design shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, an enlarged grading plan shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the City Council, the road construction plans shall be revised eliminating parking along Creek Drive;
5. Prior to Preliminary Plat approval by the City Council, additional drainage information

STAFF REPORT
January 6, 2005

No. 04PL190 - Preliminary Plat

ITEM 9

- with calculations to demonstrate the correct pipe sizing, slopes, lengths, etc. shall be submitted for review and approval. In addition, the plat document shall be revised to show drainage easements as needed;
6. Prior to Preliminary Plat approval by the City Council, a permit from the South Dakota Department of Transportation to work in the right-of-way for work already completed shall be obtained;
 7. Prior to Preliminary Plat approval by the City Council, the V-ditch now in place shall be modified to a 15 foot flat bottom ditch;
 8. Prior to Preliminary Plat approval by the City Council, the construction plans shall be revised to provide a structure to drain the ditch created by the extension of the 30 inch cross pipe located along East North Street;
 9. Prior to Preliminary Plat approval by the City Council, revised water plans shall be submitted for review and approval. In particular, the water plans shall show the waterline encasement where it crosses the storm sewer. In addition, the plans shall show curb stops, valve boxes and the dimension and location of the water line. A minimum six foot cover shall also be provided;
 10. Prior to Preliminary Plat approval by the City Council, revised sewer plans shall be submitted for review and approval. In particular, the sewer plans shall show the terminal riser on the end of the sanitary sewer and the manholes on the profile with rim and invert elevations. In addition, the plat document shall be revised to show a utility easement for the future connection to a sanitary sewer main extending off East Anamosa Street;
 11. Prior to Preliminary Plat approval by the City Council, the applicant shall verify that the construction of Creek Drive does not interfere with the Black Hills Power existing switching module location;
 12. All Uniform Fire Code shall be continually met;
 13. Prior to submittal of a Final Plat application, 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; and,
 14. Upon submittal of the 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 Preliminary Plat to subdivide two parcels into four lots leaving an unplatted non-transferable balance. In addition, the Preliminary Plat shows the extension of Creek Drive, south from East Anamosa Street, a distance of approximately 550 feet. The applicant has also submitted a Rezoning request to change the zoning designation on a portion of the subject property from General Agriculture District to General Commercial District. (See companion item #04RZ059.)

On November 17, 2003, the City Council approved a Layout Plat to subdivide a portion of the subject property into one lot. On April 19, 2004, the City Council approved a Variance to the Subdivision Regulations to reduce the Creek Drive right-of-way width from 100 feet to 80 feet.

The property is located in the southeast corner of the East North Street and the East Anamosa Street intersection and is currently void of any structural development.

STAFF REPORT
January 6, 2005

No. 04PL190 - Preliminary Plat

ITEM 9

STAFF REVIEW:

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

Creek Drive: Creek Drive is identified as a minor arterial street on the City's Major Street Plan. A minor arterial street must be located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. As previously noted, a Variance to the Subdivision Regulations was obtained to reduce the right-of-way width from 100 feet to 80 feet. The construction plans show Creek Drive being constructed to minor arterial design standards. However, the construction plans show parking along both sides of Creek Drive. The Street Design Criteria Manual identifies that parking is not allowed along an arterial street. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the road construction plans must be revised eliminating parking along Creek Drive. Further, staff is recommending that the plat document be revised to show a non-access easement along Creek Drive except for the approved approach location(s).

Grading Plan: The grading plan was submitted on an 8 1/5 inch by 11 inch sheet and is not legible. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, an enlarged grading plan must be submitted for review and approval.

Drainage Plan: Additional drainage information with calculations to demonstrate the correct pipe sizing, slopes, lengths, etc. must be submitted for review and approval. Staff is recommending that prior to Preliminary Plat approval by the City Council, the additional drainage information be submitted for review and approval as identified. In addition, the plat document must be revised to show drainage easements as needed.

Water: Revised water plans must be submitted for review and approval. In particular, the water plans must show the waterline encasement where it crosses the storm sewer. In addition, the plans must show curb stops, valve boxes and the dimension and location of the water line. A minimum six foot of ground cover over the pipe must also be provided. Staff is recommending that prior to Preliminary Plat approval by the City Council, revised water plans as identified be submitted for review and approval.

Sewer: Revised sewer plans showing the terminal riser on the end of the sanitary sewer and the manholes on the profile with rim and invert elevations must be submitted. In addition, the plat document must be revised to show a utility easement for the future connection to a sanitary sewer main extending off East Anamosa Street. Staff is recommending that prior to Preliminary Plat approval by the City Council, revised sewer plans as identified be submitted for review and approval. In addition, the plat document must be revised to show the utility easement.

Black Hills Power: Black Hills Power has indicated that a switching manhole is currently located in the area of the proposed construction of Creek Drive. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the applicant must verify that the construction of Creek Drive does not interfere with the Black Hills Power existing switching module.

South Dakota Department of Transportation: The South Dakota Department of Transportation

STAFF REPORT
January 6, 2005

No. 04PL190 - Preliminary Plat

ITEM 9

has indicated that the applicant has failed to address concerns regarding work performed in the East 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 East North Street. Staff is recommending that the above referenced items be addressed prior to approval of the Preliminary Plat by the City Council.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants will be required as per City and Uniform Fire Code or a Variance to the Subdivision Regulations must be obtained. The fire hydrants must be in place and operational prior to any building construction. The Fire Department has also 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.

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