

STAFF REPORT
July 7, 2005

No. 05PL111 - Preliminary Plat

ITEM 13

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Walgar Development Corp.
REQUEST	No. 05PL111 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	a portion of the N1/2 SE1/4, and a portion of tract B, Robbinsdale Addition No. 10 all located Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1, Block 2, Minnesota Park Subdivision, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.026 acres
LOCATION	At the southeast corner of Minnesota Street and Fifth Street
EXISTING ZONING	Office Commercial District
SURROUNDING ZONING	
North:	Office Commercial District
South:	Public District
East:	Office Commercial District
West:	No Code (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/10/2005
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 red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
2. Prior to Preliminary Plat approval by the City Council, a drainage plan shall be submitted for review and approval demonstrating that post development storm drainage shall not exceed predevelopment flows or on-site detention shall be provided. In addition, the drainage plan shall identify erosion and sediment control measures. The plat document shall also be revised to provide drainage easements as needed;
3. Prior to Preliminary Plat approval by the City Council, the water plans shall be revised to

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- show any on-site distribution service lines, fire hydrants and valves. In addition, calculations demonstrating adequate water flows for fire and domestic use shall be provided;
4. Prior to Preliminary Plat approval by the City Council, the sewer plans shall be revised to show any on-site collection lines and manholes;
 5. Prior to Preliminary Plat approval by the City Council, a grading plan with appropriate contours shall be submitted for review and approval. In addition, a geotechnical report addressing grading and pavement design for any on-site street and parking areas and corrosivity of soils for water line design shall be submitted for review and approval;
 6. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show the dedication of ten additional feet of right-of-way along Minnesota Street or a Variance to the Subdivision Regulations shall be obtained;
 7. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show a non-access easement along the west 230 feet of Lot 1 as it abuts Minnesota Street or an Exception shall be obtained to reduce the driveway distance from the intersection of Fifth Street and Minnesota Street to 50 feet in lieu of 230 feet as per the Street Design Criteria Manual;
 8. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
 9. 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 Preliminary Plat to create a 3.026 acre commercial lot. In addition the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to dedicate an additional ten feet of right-of-way along Minnesota Street; to install street light conduit along Minnesota Street and Fifth Street; and to allow a lot twice as long as it is wide. (See companion item #05SV041.)

The property is located in the southeast corner of the intersection of Fifth Street and Minnesota Street and is currently void of any structural development.

STAFF REVIEW:

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

Minnesota Street: Minnesota Street is located along the south lot line of the subject property and is classified as a minor arterial road on the Major Street Plan. The Street Design Criteria Manual requires a minimum 100 foot right-of-way for a minor arterial road. Currently, Minnesota Street has an 80 foot right-of-way width. As such, the plat must be revised to provide an additional 10 foot of right-of-way along Minnesota Street.

The Street Design Criteria Manual requires a minimum separation of 230 feet between the Fifth Street/Minnesota Street intersection and a driveway location along Minnesota Street. The plat document currently shows a non-access easement along the first 50 feet of Minnesota Street. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the plat document be revised to show a non-access easement along the west 230 feet of Minnesota Street or an Exception must be obtained to reduce the driveway

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distance from the intersection of Fifth Street and Minnesota Street to 50 feet in lieu of 230 feet as per the Street Design Criteria Manual

Drainage: A drainage plan must be submitted for review and approval demonstrating that post development storm drainage does not exceed predevelopment flows or on-site detention must be provided. In addition, the drainage plan must identify erosion and sediment control measures. The plat document must also be revised to provide drainage easements as needed. Staff is recommending that prior to Preliminary Plat approval by the City Council, a drainage and grading plan, as well as an erosion and sediment control plan, be submitted for review and approval and the plat document be revised to provide drainage easements as identified.

Water: The water plans must be revised to show any on-site distribution service lines, fire hydrants and valves. In addition, calculations must be submitted for review and approval demonstrating adequate water flows for fire and domestic use is being provided. Staff is recommending that prior to Preliminary Plat approval, the water plans must be revised as identified and submitted for review and approval.

Sewer: The sewer plans must be revised to show any on-site collection lines and manholes. Staff is recommending that prior to Preliminary Plat approval, the sewer plans be revised as identified and submitted for review and approval.

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