

STAFF REPORT

January 4, 2001

PLAT #00PL126 - Layout Plat

ITEM 26

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Wilburn-Powers, Inc.
REQUEST	PLAT #00PL126 - Layout Plat
LEGAL DESCRIPTION	Lots 3, 4, 5 and 6 of Huffman Subdivision (formerly Lots 3 & 4 of the NW1/4 of the SW1/4 of Section 32 Less Lot H1 of Lots 3, 4, 5 and 6 of the NW1/4 of the SW1/4 Section 32, and the unplatted portion of the NW1/4 of the SW1/4 of Section 32 and the existing 16' wide alley) located in the NW1/4 of the SW1/4, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 11.623 Acres
LOCATION	1407 East North Street
EXISTING ZONING	General Commercial District (County)
SURROUNDING ZONING	
North:	General Commercial District
South:	Heavy Industrial District (County)
East:	General Agriculture District
West:	General Commercial District
PUBLIC UTILITIES	City Water and Sewer to be extended
REPORT BY	Blaise Emerson

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall be required to provide topographic and grading plans for review and approval;
2. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall be required to provide a detailed drainage plan in compliance with the Perrine Drainage Basin Design Plan;
3. Prior to Layout Plat approval by the Planning Commission, the applicant shall provide a site plan identifying the location of Century Road on the side of East North Street to insure the location of the proposed intersection aligns;
4. Prior to Preliminary Plat approval by the Planning Commission, the approach(s) onto East North Street shall be closed and all access shall be provided from Century Road;

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5. Prior to Preliminary Plat approval, the applicant shall be required to provide a non-access easement on the remainder of the East North Street frontage;
6. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall be required to provide engineering plans for Century Road including sidewalks, utilities and storm water improvements;
7. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide complete engineering plans for the extension of Philadelphia Street including all utilities and prior to Final Plat approval by the City Council, the applicant shall construct or provide surety for the Philadelphia Street improvements or the applicant shall sign an agreement to consent to a future assessment project;
8. Prior to City Council approval of the Final Plat, the applicant shall dedicate a total of sixty (60) feet of right-of-way for Philadelphia Street;

Fire Department Recommendations:

9. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall be required to provide revised plans showing the layout and location of water lines and hydrants providing adequate fire flows for the proposed development;

Transportation Planning Division Recommendations:

10. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide complete engineering design plans for the intersection of Century Road and East North Street. The applicant shall provide an analysis identifying the needs for left turns in and out of the property and the possible need for a deceleration lane. The analysis shall identify what types of improvement are needed for the intersection;

Planning Division Recommendations:

11. Prior to Final Plat approval by the City Council, the applicant shall be required to annex the subject property into the City of Rapid City;
12. Prior to Final Plat approval by the City Council, the applicant shall have submitted a rezoning request for the subject property;
13. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide a site plan identifying the location of all structure(s) on the subject property;
14. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall have made provisions for the dedication the southwest half of the first 138.69 feet of Century Road;
15. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid; and,
16. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: The applicant is requesting Layout Plat approval to subdivide the existing 10.57 acre parcel into five parcels of varying sizes (from approximately 1.2 acres to 4+ acres). The property is generally located south of East North Street and approximately 875 feet east

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of Cambell Street and north of Philadelphia Street. The Western Area Power Administration owns an electrical transmission line that bisects the property.

STAFF REVIEW: Staff has reviewed the proposed Layout Plat and has the following comments and concerns:

Drainage Plans: Staff has not had the opportunity to review topographic plans for the site nor proposed grading plans. Prior to Preliminary Plat approval, the applicant shall be required to provide topographic and grading plans for the Staff's review. In addition, prior to Preliminary Plat approval, Staff would like the opportunity to review a detailed drainage plan showing how the applicant plans to handle drainage on this site. The property is part of the Perrine Drainage Basin. All drainage plans must be in compliance with the Perrine Drainage Basin Design Plan.

Access - The property has access via East North Street on the north side of the property and Philadelphia Street on the south side of the property. Currently, Philadelphia Street is a gravel road east of the subject property. The Philadelphia Street right-of-way is not contiguous to constructed street improvements (pavement). The applicant has indicated that he will secure the improvements to Philadelphia Street including paving, sidewalks, utilities and storm drainage improvements by signing a waiver of right to protest an assessment district. Since there are no additional lots are being proposed but rather a combination of three lots into one lot, a waiver of right to protest an assessment district would be consistent with previous policy established by the City of Rapid City. The community's interest in expediting the extension of the road network in the area would be protected.

The applicant is proposing to dedicate thirty feet of right-of-way for Philadelphia Street rather than the required sixty feet (60') of right-of-way. The applicant is proposing to plat half of the required right-of-way. There is sixty feet (60') of right-of-way platted for Philadelphia Street on the property directly to the west. Staff is requesting that an additional thirty feet (30') of right-of-way be dedicated to match with the previous dedication to the west. With the dedication of the additional thirty feet (30') right-of-way, no subdivision variance would be required as the full right-of-way would be platted.

The current proposal shows the alignment of Century Road with only half of the right-of-way for the first 138.69 being dedicated. The applicant will either have to acquire the property or acquire an easement across the subject property for the roadway. Resolution of this matter must be reached prior to Preliminary Plat approval. All streets, utilities and storm drainage improvements shall be built to City specifications and standards. Finally, the applicant shall be required to provide a non-access easement on the remainder of the East North Street frontage as well as providing revised plans showing the closure of the existing approach onto East North Street.

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The South Dakota Department of Transportation Access Manager has indicated that this intersection will probably not be signalized in the future due to progression and spacing issues. Also, he has noted that the median crossover may have to be eliminated in the future.

Fire Department: The Rapid City Fire Department has reviewed the proposed plans and has expressed concerns regarding the layout and location of water lines and hydrants and the ability of the project to provide adequate fire flows for the proposed development.