

STAFF REPORT

May 24, 2001

No. 01PL035 - Layout Plat

ITEM 20

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for CSU Properties, Inc.
REQUEST	No. 01PL035 - Layout Plat
LEGAL DESCRIPTION	Lot 1 of Professional Plaza Subdivision, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	.84 Acres
LOCATION	southeast intersection of 5th Street and North Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Public
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Prior to City Council approval of the Layout Plat, the access issue along North Street shall be resolved;
2. Upon submittal of the Preliminary Plat, the geotechnical report shall be revised including the design of the retaining wall and submitted for review and approval;
3. Upon submittal of the 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 the Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval;
5. Upon submittal of the 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, a complete street design plan shall be submitted showing the location of utilities, storm drainage, curb and gutter, and sidewalk improvements;

Fire Department Recommendations:

6. Upon submittal of the Preliminary Plat, a fire hydrant design plan showing the location of

STAFF REPORT

May 24, 2001

No. 01PL035 - Layout Plat

ITEM 20

fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval;

Urban Planning Division Recommendations:

7. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
8. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fee shall be paid.

GENERAL COMMENTS: The applicant has submitted a Layout Plat to create an approximate .84 acre lot. The property is located southeast of the intersection of Fifth Street and North Street and is currently void of any structural development. The applicant is proposing to eventually construct a 10,800 square foot office building and a parking lot on the property.

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 that is provided. All specific details of the subdivision may not be addressed at the time of 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 City Code or the Street Design Criteria Manual will require a formal variance request or a special exception, whichever is applicable.

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

Zoning: As previously indicated, the applicant is proposing to eventually construct a 10,800 square foot office building and a parking lot on the property. The property is currently zoned Medium Density Residential District which does not allow office uses as either a permitted use or a use on review. The North Rapid Neighborhood Future Land Use Map also identifies this area as appropriate for Medium Density Residential land uses. The property must be rezoned and the Future Land Use Plan amended to allow for the proposed use prior to the construction of an office building on the property.

Master Plan: On April 17, 2001, the applicant submitted a Master Plan showing the proposed office building on the subject property and additional townhome style apartments on the remaining balance located between the subject property and Third Street. The Master Plan also identifies that due to terrain separation between the office use and the apartment use; there will be no internal circulation between the properties. The proposed lot will be accessed from North Street and Third Street will serve as access to the townhome/apartment lot(s).

Access: The Engineering Division has indicated that preliminary information indicates that the

STAFF REPORT

May 24, 2001

No. 01PL035 - Layout Plat

ITEM 20

approach along North Street to the subject property must be moved to either align with Wood Street or relocated to split the difference between the intersections of Fifth Street and Wood Street. Staff met with the applicant on April 17, 2001 to discuss the access issue. Curb and access locations on the adjoining properties are needed in order to determine the most functional location for the proposed approach. The applicant is working with the Engineering Division to address this issue. The Engineering Division has indicated that the access issue must be resolved prior to City Council approval of the Layout Plat.

Geotechnical Information: The Engineering Division has expressed concerns with the height of the proposed retaining wall located along the south lot line. As such, the geotechnical report must be revised to include the design of the proposed retaining wall. Upon submittal of the Preliminary Plat, the geotechnical report must be submitted for review and approval as identified.

Subdivision Improvements: Upon Preliminary Plat submittal, complete engineering plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code must be submitted for review and approval. These plans must include construction plans in compliance with City Standards and the Street Design Criteria Manual for all subdivision improvements. The Fire Department has indicated that upon submittal of the Preliminary Plat, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, must be submitted for review and approval.

Staff believes that this proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.