

STAFF REPORT

January 10, 2002

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**No. 01DU003 - 11-6-19 SDCL Review**

**ITEM 25**

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GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Norm McKie and Kevin Conway
REQUEST	<b>No. 01DU003 - 11-6-19 SDCL Review</b>
DESCRIPTION	Request for review for compliance with the adopted Comprehensive Plan in accordance with 11-6-19 SDCL to allow the construction of the extension of Disk Drive west of Haines Avenue located in the northwest 1/4 of Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
LOCATION	Extending west from the intersection of Haines Avenue and Disk Drive
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer available for extension to the site
DATE OF APPLICATION	12/13/2001
REPORT BY	Marcia Elkins

RECOMMENDATION:

Staff recommends that the plans for the extension of Disk Drive be approved subject to the following conditions:

Engineering Division Recommendations:

1. Plans for any improvements must be submitted for the review and approval of the City Engineering Division prior to construction;
2. A grading permit shall be obtained prior to construction;

Fire Department Recommendations:

3. Street name signs shall be installed in accordance with the Street Criteria Manual;
4. The design and grade of the street as well as any necessary temporary turn-arounds shall be in accordance with all applicable requirements of the City Street Criteria Manual; and,

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Air Quality Division Recommendations:

5. An Air Quality Permit shall be obtained prior to the surface disturbance of one acre of land or more.

GENERAL COMMENTS: The applicant has submitted a request for approval of the construction of the preliminary grading of Disk Drive. The grading would extend west of the intersection of Disk Drive and North Haines Avenue. The applicant is anticipating that the soil being removed from the Lowe's development site on North Haines Avenue can be used to provide the preliminary base for the ultimate road. At this time, the applicant is not proposing to pave or utilize the road as access.

As the proposed improvement is related to a future public street, the applicant has submitted this request to the Planning Commission for approval of the street pursuant to the provision of 11-6-19 SDCL. This is necessary because no plat is being submitted to allow for review and approval through that procedure.

STAFF REVIEW: Staff has reviewed the proposed alignment and it is consistent with the adopted Major Street Plan. The Major Street Plan identifies the road as a Future Collector Road. It should be noted that the applicant has provided a typical cross section for the road in compliance with the minimum standards allowed for a collector with parking on one side. This includes the provision of 68 feet of right-of-way. Because it is anticipated that this will be an area of significant commercial development and has the potential for relatively high volumes of traffic with numerous turning movements, staff would encourage the applicant to provide a minimum of 76 feet of right-of-way. This would facilitate the ability for a center turn lane to be constructed to serve commercial development in the future.

The Engineering Division has noted that plans for any improvements must be approved by the City Engineering Division prior to construction. Additionally, a grading permit may be required.

The Fire Department has noted the street signs and other signage may need to be installed. Additionally, they have noted that all improvements must be designed and constructed in accordance with the Street Criteria Manual. This includes road grades and as well as any necessary temporary turn-arounds.

The Air Quality Division has noted that an Air Quality Permit must be obtained if more than one acre of land is disturbed.

Staff recommends approval of the plans for the extension of Disk Drive as the proposal is in compliance with the adopted Comprehensive Plan and the Major Street Plan. Several stipulations have been noted to insure compliance with the applicable regulations.