

STAFF REPORT

January 24, 2002

No. 01PL096 - Final Plat

ITEM 2

GENERAL INFORMATION:

PETITIONER	Gary Rasmusson
REQUEST	No. 01PL096 - Final Plat
LEGAL DESCRIPTION	Lots 31R through 35R, and Lots 40 through 42, of Block 11, and Lots 1R through 4R, and Lot 26 of Block 13, Robbinsdale Addition No. 8 (formerly Lots 31 through 35, and Lot 36 Rev. of Block 11, and Lots 1 through 4 of Block 13, of Robbinsdale Addition No. 8) Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 16.2 Acres
LOCATION	At the intersection of Sitka Street and Hemlock Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Low Density Residential District
East:	Medium Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson/Marcia Elkins

RECOMMENDATION: **Staff recommends that the Final Plat be continued to the February 7, 2002 Planning Commission meeting.**

GENERAL COMMENTS: **Revised information was submitted on January 4, 2002. The Engineering staff has reviewed those revisions and noted several significant concerns relative to storm drainage issues. The proposed storm drainage design will cause additional flows through the Pennington County Highway Department yard; however no measures to mitigate the additional flows have been taken. No information has been provided demonstrating that mitigation measures are not required. The design proposes to route storm runoff from the Sitka Street extension to existing storm sewer inlets on Hemlock Street. No information is provided to show that there is adequate capacity at these inlets, or that there is an over flow channel available in the event of inlet or pipe plugging.**

The Engineering staff has noted that the preliminary plans as submitted do not include a pavement design.

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Staff recommends that this item be continued to the February 7, 2002 Planning Commission to allow the staff to review the recently submitted information.

The applicant is proposing to replat ten existing lots into thirteen lots. The property is located at the south end of Hemlock Street and the east end of Sitka Street. The existing ten lots were platted in 1986 by the Robbins and Stearns Lumber Company. The subdivision improvements were never completed for the abutting Hemlock Street and Sitka Street.

The applicant is now requesting to add three additional lots to the area. In reviewing the previous approved engineering plans, the Engineering Staff has noted that the minimum standards have changed and the existing plans do not meet the current standards. Since the applicant is proposing to increase the density along the streets, Staff is recommending that revised engineering plans be submitted for review and approval. The Engineering Staff has identified concerns with drainage, pavement design, and erosion control. Staff is recommending that the Final Plat be continued to allow the applicant to submit revised engineering plans in compliance with the currently adopted City standards.