

STAFF REPORT

July 3, 2002

No. 02PL051 - Preliminary and Final Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER	CSU Properties, LLC
REQUEST EXISTING LEGAL DESCRIPTION	No. 02PL051 - Preliminary and Final Plat Lot RU-9A, Lots 1 thru 4 of Block 6, Lot 16 and the west 9.77 feet of Lot 15 in Block 7, and adjacent vacated 4th Street R.O.W. and 1/2 vacated adjacent alley in Original Town of Rapid City, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 of Professional Plaza Subdivision, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.84 acres
LOCATION	The southeast corner of the intersection of 5th Street and North Street
EXISTING ZONING	Office Commercial District w/PDD
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Civic Center District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	05/10/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be continued to the July 25, 2002 Planning Commission meeting to allow the applicant to provide additional required information.

GENERAL COMMENTS: **This item was continued from the June 20, 2002 Planning Commission meeting. (Updates to the staff report are shown in bold.)** This Preliminary and Final Plat request has been submitted to create a 1.1 acre lot. The property is located southeast of the intersection of Fifth Street and North Street and is currently void of structural development. The applicant is proposing to construct a 12,276 square foot office building and parking lot on the property.

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A Layout Plat was approved by the City Council for the property on June 4, 2001 with eight stipulations. On July 16, 2001 the City Council approved a Planned Development Designation for the subject property with the stipulation that no sign permits be allowed unless approved as part of a Final Development Plan. The applicant has submitted a Initial and Final Development Plan in conjunction with the Preliminary and Final Plat (see file # 02PD025).

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

Site Plan: The site plan submitted with this request does not reflect the proposed boundaries of Lot 1 of Professional Plaza Subdivision. To ensure that the proposed development of the property conforms with all the requirements of the Rapid City Municipal Code staff is requesting that the applicant submit a revised site plan reflecting the proposed property boundaries. **As of June 24, 2002 the revised site plan has not been submitted.**

Haines Ave/Fifth Street Name: The plat submitted with this request identified the right of way located on the west side of proposed Lot 1 as Haines Avenue. Staff has reviewed existing plats and believes that the right of way should be labeled 5th Street.

Sanitary Sewer: The engineering plans submitted with this Preliminary and Final Plat request included the design of a sanitary sewer main along the south side of the subject property within a vacated alley. The sanitary sewer main must be centered within a 20 foot wide utility easement. Because the site plan does not reflect the proposed boundaries of Lot 1 of Professional Plaza Subdivision, it is difficult to determine the extent of the utility easement that can be granted as a part of the proposed plat and the remaining amount of easement that must be provided by a miscellaneous document. Staff is requesting that the applicant revise the site plan to include the proposed property boundaries plat, revise the plat to include the portion of the utility easement that lies within Lot 1 and submit documentation of a utility easement providing the balance of the 20 foot utility easement for review and approval. The miscellaneous document will need to be recorded by the Register of Deeds prior to City Council approval of the Final Plat. **As of June 24, 2002, the applicant has not submitted the revised site plan or any documentation of a utility easement for review and approval.**

Non-access easements: The Engineering Division has noted that non-access easements must be included along the Haines Avenue/Fifth Street frontage of the property and along the North Street frontage from the northwest property corner east for 176 feet. Staff is requesting that the applicant submit a revised plat providing the required non-access easements for review and approval. **As of June 24, 2002, the revised plat showing the required non-access easements has not been submitted.**

Retaining Walls: The site plan shows proposed retaining walls to be constructed in close proximity to the 5th Street right of way. The retaining wall plans submitted with this request are not of sufficient detail to determine if any portion of the wall, including tiebacks, will extend into the right of way. In addition, the Engineering Division has requested that the applicant submit detailed retaining wall plans that include schedules for reinforcement,

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tiebacks, backfill specifications and geotechnical engineer recommendations. **As of June 24, 2002, the applicant has not submitted the requested retaining wall information.** The site plan shows that landscaping material will be planted within the backfill area of the retaining wall. The retaining wall should be designed to accommodate the landscape material and irrigation. The Engineering Division has also noted that the Uniform Building Code, Chapter 33 requires that grade changes of more than 30 inches adjacent to a pedestrian walkway must be protected by a physical barrier such as a fence. Staff is requesting that the applicant submit a revised site plan including the barrier where necessary. **As of June 24, 2002, the applicant has not submitted the requested site plan.**

Grading and Drainage Plans: The Engineering Division has noted that the grading plan submitted with this request is not complete and that no drainage plan was submitted. The grading plan does not include the proposed grading for the north or west side of the proposed building. Staff is requesting that the applicant submit a revised grading plan and complete drainage design plans. **As of June 24, 2002, the applicant has not submitted the requested grading and drainage plans.**

Utility Plans: The Engineering Division has noted that further information must be included on the utility plans prior to Planning Commission approval of the Preliminary Plat. The required information includes identifying the location of water system components and the proposed grading to be completed in conjunction with the installation of the sanitary sewer main. **As of June 24, 2002, the applicant has not submitted the requested utility plans.**