

STAFF REPORT

October 24, 2002

No. 02PL103 - Layout Plat

ITEM 18

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying for Dan O'Brien
REQUEST	No. 02PL103 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot 10A of Lot 10 of Tract E of Deadwood Avenue Tract located in the NE1/4 NW1/4 of Section 34, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1, 2 and 3 of Deadwood Avenue Business Park, located in the NE1/4 NW1/4 of Section 34, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.94 acres
LOCATION	1141 and 1161 Deadwood Avenue; 1140 Plant Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District/Light Industrial District
South:	General Commercial District
East:	General Commercial District/Light Industrial District
West:	General Commercial District/Light Industrial District
PUBLIC UTILITIES	City Water and Sewer
DATE OF APPLICATION	09/27/2002
REPORT BY	Tom Kurtenbach

RECOMMENDATION:

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

Engineering Division Recommendations:

1. A drainage plan for the site shall be submitted with the Preliminary Plat submittal. The Preliminary Plat shall include all drainage easements to show drainage directed towards rights of way without adverse impacts to the adjoining properties;
2. A surveyed location of the existing sanitary sewer main shall be identified on the Preliminary Plat. A 20 foot wide utility easement centered on the actual location of the sanitary sewer shall be identified on the Preliminary and Final Plat;
3. The sanitary sewer shall be shown extending along Plant Street to the south property line on the Preliminary Plat;

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Transportation Planning Division Recommendations:

4. The existing curb cut to proposed Lot 1 does not align to access across Plant Street. The second existing curb cut further south should be removed to comply with the proposed non-access easement. These access issues shall be addressed upon Preliminary Plat submittal;

Urban Planning Division Recommendations:

5. Existing floor plans for all structures located on the subject property shall be submitted with the Preliminary Plat application. The site plan shall demonstrate adequate parking for all structures on the proposed lot they will be located on, or parking easements shall be delineated on the plat; and
6. Existing landscaping plans for each of the proposed lots at the subject property shall be submitted with the Preliminary Plat application documenting that all required landscaping requirements will be met for each proposed lot.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to divide Lot 10A of Lot 10 of Tract E of Deadwood Avenue Tract into three lots – Lots 1, 2 and 3 of the Deadwood Avenue Business Park. The Final Plat of Lot 10A of Lot 10 of Tract E of Deadwood Avenue Tract was approved by the City Council on November 20, 2000. Currently, Lot 10A of Lot 10 is zoned General Commercial and is occupied by approximately 20 businesses. Proposed Lots 1, 2 and 3 of Deadwood Avenue Business Park will be 2.68 acres, 1.26 acres and 2.00 acres in size, respectively.

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 Layout Plat 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:

Drainage Plan: Staff is recommending that a drainage plan be submitted for review and approval by the Engineering Division, and that the plat be revised to show drainage easements as needed on the Preliminary Plat. The plat shall include all drainage easements necessary and shall show drainage directed towards rights of way without adverse impacts to the adjoining properties.

Access: The proposed plat shows two points of access along Deadwood Avenue, one access point along Lien Street and two access points along Plant Street. The southern access point along Plant Street is a shared access with an adjoining lot (Lot 10B).

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Currently, the existing access point to proposed Lot 1 does not align with the access point across Plant Street. The second existing access point further south should be removed to comply with the proposed non-access easement, or the plat shall be revised to show the existing access point.

Sanitary Sewer: A surveyed location of the existing sanitary sewer main shall be included on the Preliminary Plat. The sanitary sewer line shall be shown extending along Plant Street to the south property line of Lot 1. Additionally, a 20 foot wide utility easement centered on the actual location of the sanitary sewer shall also be provided.

Lien Street ROW: Lien Street located north of the subject property is identified as a minor arterial street in the Major Street Plan. The existing 60 feet of right of way is not adequate. According to the standards listed in the Street Design Criteria Manual, the minimum street right of way width for arterial streets is 100 feet. This would require an additional 20 feet dedicated to right of way from each side of Lien Street. The Preliminary Plat shall show this additional 20 feet right of way along Lien Street as being dedicated with this plat.

Parking and Landscaping: Floor plans of the existing structures were not submitted with the Layout Plat application. The applicant did submit a table showing calculations for parking space requirements for each proposed lot, based on current occupancy. The floor plans will provide staff the information needed to verify the parking calculations provided by the applicant. Adequate off-street parking must be provided for the uses located on each of the proposed lots, or parking easements will need to be provided. Additionally, landscaping requirements must be met for each of the proposed lots. Plans which include existing parking and landscaping at the subject site shall be presented upon Preliminary Plat submittal.

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