

STAFF REPORT

July 10, 2003

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**No. 03PL071 - Layout, Preliminary and Final Plat**

**ITEM 10**

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GENERAL INFORMATION:

PETITIONER	Renner and Sperlich Engineering, Co. for Pat Vidal
REQUEST	<b>No. 03PL071 - Layout, Preliminary and Final Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 1, less Lot H-1 of Lots 1 and 2 of the Washburn Lot, and the balance of the Washburn Lot, located in Government Lot 4, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot A and Lot B, of the Washburn Lot, located in Government Lot 4, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.91 acres
LOCATION	Southeast of the intersection of West Main Street and Jackson Boulevard
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 Sewer and Water
DATE OF APPLICATION	06/13/2003
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be continued to the August 7, 2003 Planning Commission meeting, and the Layout Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Planning Commission approval of the Preliminary Plat, sewer plans showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. If a Subdivision Variance is obtained to allow a private sanitary sewer system on the site, then a maintenance agreement for the sanitary sewer system shall be submitted for review and

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- approval prior to City Council approval of the Final Plat.
2. Upon submittal of a 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, complete street design plans shall be submitted showing the location of utilities, storm drainage, curb, gutter, street light conduit, sidewalk and pavement improvements for all adjacent roadways;
  3. A maintenance agreement shall be submitted for review and approval for the proposed private street prior to City Council approval of the Final Plat.

Urban Planning Division Recommendations:

4. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
5. 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 fees shall be paid.

GENERAL COMMENTS: The applicant has submitted a Layout Plat, Preliminary, and Final Plat to replat existing lots one and two of the Washburn Lot into Lots 1R and 2R of the Washburn Lot. The lot is currently zoned General Commercial and the surrounding lots are General Commercial as well. The property is located one lot to the east of the corner of Jackson Boulevard and West Main Street.

There are currently two structures located on the site. The structure to the north appears to have been constructed on Lots 1 and 2. The proposed plat will move the lot line to the south so each structure will be on one lot. This would potentially bring the property into compliance with the City of Rapid City Municipal Codes. The lots were originally platted in 1954 with Lot 2 taking access from West Main Street which was formerly known as St. Joseph Street. In addition, Lot 2 was originally shown as a flag pole lot. However, currently the structure on Lot 2 appears to be taking access through Lot 1. The proposed plat will create an access easement through Lot 1 for the structure on Lot 2.

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

Plat Approval: The plat document submitted does not appear to have the required information to approve as a preliminary or final plat document; however, staff is recommending approval of the layout plat with the stated stipulations. In addition, staff is recommending that the preliminary and final plat be continued to the July 24, 2003 Planning Commission meeting to allow the applicant to submit additional information.

Access Easement: The proposed access easement running through lot one as access to lot two shall be shown with all necessary street improvements as per the City of Rapid City Municipal Codes. These improvements include curb and gutter, sidewalks, street light conduit, any associated utilities, etc. Revised construction plans showing these improvements shall be submitted prior to Preliminary Plat approval or a Subdivision

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Variance shall be obtained. In addition, a maintenance agreement for the proposed easement shall be submitted to City Staff for review and approval.

Section 2.4 of the City of Rapid City Street Design Criteria Manual defines the standards for Private Streets as "...shall be built to the same design standards as Public Streets except that Private Streets shall be located in public or private access easements. The access easement (or attached agreement) must clearly state ownership, maintenance and allowed users of the street."

In addition, the access easement needs to be shown as 59 feet wide compared to the 26 feet shown to comply with the City of Rapid City Municipal Codes or a subdivision variance must be obtained from the City regulations. In addition, the pavement for this access way needs to be shown as 26 feet instead of 19 feet or a subdivision variance shall be obtained from the City requirements.

Sanitary Sewer: It appears several properties in this area are currently using a private lift station for one sump area. The applicant shall submit construction plans for all sewer improvements that shall be made in accordance with the City of Rapid City Municipal Code or a Subdivision Variance shall be obtained to allow the existing sanitary sewer system to service the site. If a Subdivision Variance is granted to allow the existing sanitary sewer system to service the site, a maintenance agreement shall be submitted to verify the sanitary sewer system will be maintained in a proper fashion. There are future plans for the City to extend a sewer main, which will not require a lift station, into this area to service the properties currently using the private lift station.

Emergency Vehicle Access: The proposed subdivision design needs to demonstrate that compliance is being met for access for all Fire Department apparatus is being provided in compliance with all adopted standards. Access for Emergency Vehicles includes the access points having proper turning radius, adequate turn around space is being met, the proper grades for the slopes off all access points are adequate, etc. Proper emergency vehicle access must be maintained at all times.

Staff recommends that the Preliminary and Final Plat be continued to the August 7, 2003 Planning Commission meeting to allow the applicant to submit additional information as outlined above, and the Layout Plat is approved with the stated stipulations.