

STAFF REPORT

September 25, 2003

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**No. 03PL093 - Layout, Preliminary and Final Plat**

**ITEM 7**

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GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering Company for Walgar Development Company
REQUEST	<b>No. 03PL093 - Layout, Preliminary and Final Plat</b>
EXISTING LEGAL DESCRIPTION	A portion of the NW1/4 of the SE1/4 of Section 13 located in the NW1/4 of the SE1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 20 of Block 6, and dedicated right-of-way of Wisconsin Avenue, Robbinsdale Addition No. 10, located in the NW1/4 of the SE1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.769 acres
LOCATION	Northwest of the intersection of Wisconsin Avenue and Minnesota Street
EXISTING ZONING	Office Commercial District
SURROUNDING ZONING	
North:	Office Commercial District
South:	Office Commercial District
East:	Low Density Residential District
West:	Office Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	08/28/2003
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the Layout, Preliminary and Final Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by City Council, a revised plat document shall be submitted showing an additional 10 feet of right of way along Minnesota Street as it abuts the subject property, or a variance to the Subdivision Regulations shall be obtained.

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2. Prior to Preliminary Plat approval by City Council, a revised plat document shall be submitted showing a note identifying on-site drainage at the site in accordance with the South Robbinsdale Drainage Study.
3. Prior to Preliminary Plat approval by City Council, the plat document shall be revised to show the book and page of the previously recorded shared access approach;
4. Prior to City Council approval of the Preliminary Plat, revised construction plans shall be submitted identifying street lighting at the site in accordance with the City Specification;
5. Prior to City Council approval of the Preliminary Plat, revised construction plans shall be submitted identifying speed limit signs at the site in accordance with the Street Design Criteria Manual;

#### Emergency Services Communication Center Recommendation:

6. Prior to Final Plat approval by the City Council, the plat document shall be revised to show "Minnesota Street" as "E. Minnesota Street";

#### Urban Planning Division Recommendations:

7. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
8. 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 request for a Layout, Preliminary, and Final Plat approval on property located at the northwest corner of Wisconsin Avenue and Minnesota Street. The proposed lot is zoned Office Commercial District, and it is .769 acres or 33,502 square feet parcel. This plat is being platted out of a 5.35 acre piece of property. The remaining portion of the lot shall remain unplatted. The proposed plat appears to abut Minnesota Street for a distance of approximately 251 feet. Currently, there are no structures on the site.

STAFF REVIEW: Staff has reviewed the Layout, Preliminary, and Final Plat and has identified the following considerations:

Right of Way: Minnesota Street is shown as a minor arterial street on the City's Major Street Plan at this location. As such, prior to Preliminary Plat approval by City Council, an additional 10 feet of right-of-way must be shown on the revised plat document, or a Subdivision Variance must be obtained. The submitted site plan shows a five foot wide utility easement and a five foot wide pedestrian access easement abutting Minnesota the length of the lot. Staff may be able to support the variance to the Subdivision Regulations as identified with the dedication of the easements as proposed by the applicant. Staff has supported the reduction in required amount of right of way in the past on neighboring properties which show this utility easement and pedestrian access easement.

Drainage: A drainage study performed for this area identified on-site drainage at the site to support the drainage system in this area. Prior to Preliminary Plat approval by City Council,

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a note must be placed on the plat document identifying that an on site storm water detention facility must be constructed on the site as per the approved drainage plan. Staff is recommending that a revised plat document as identified be submitted for review and approval prior to Preliminary Plat approval by the City Council.

Shared Access Approach: The plat document identifies a shared access approach at the site with Lot 19, Block 6 of Robbinsdale Subdivision #10. However, this note does not identify that it has been recorded at the Register of Deeds Office. Prior to Preliminary Plat approval by City Council, a revised Plat document with a note identifying the book and page in which this easement is recorded shall be submitted for review and approval.

Non-Access Easement: The submitted plat document identifies a non-access easement running the length of Minnesota Street as it abuts the subject property. In addition, there is a 50 foot non-access easement identified on Wisconsin Street extending from Minnesota Street. This non-access easement needs to be extended to the north 125 feet from Minnesota to ensure that any future approaches will not be placed within the minimum spacing requirements between an approach and a minor arterial street. This non-access easement will help ensure that the minimum spacing requirements as per the Street Design Criteria Manual will be met.

Plat Labeling: The Emergency Services Communication Center has indicated that the portion of the plat that is shown as Minnesota St. needs to be revised to be shown as E. Minnesota St. Staff is recommending that the plat document be revised as identified prior to City Council approval of the Final Plat.

Street Lights: The submitted construction plans do not identify any street lighting. Prior to City Council approval of the Preliminary Plat, revised construction plans shall be submitted identifying street lighting along Minnesota Street and Wisconsin Street in accordance with the City of Rapid City Municipal Codes.

Speed Limit Signs: The submitted construction plans do not appear to identify any speed limit signs within the proposed platting location. Prior to City Council approval of the Preliminary Plat, revised construction plans shall be submitted identifying speed limit signs on the site in accordance with the Street Design Criteria Manual.

Staff believes that the proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.