

STAFF REPORT
April 22, 2004

No. 04PL043 - Layout and Preliminary Plat

ITEM 3

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting Inc. for Walgar Development
REQUEST	No. 04PL043 - Layout and Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of Tract B of Robbinsdale Addition No. 10. and a portion of the SE1/4 of the NW1/4 of the SE1/4 located in the N1/2 of the SE1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 of Block 1, Minnesota Park Subdivision, located in the N1/2 of the SE1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.662 acres
LOCATION	Southeast of Wisconsin Avenue and East Minnesota Street
EXISTING ZONING	Office Commercial District
SURROUNDING ZONING	
North:	Office Commercial District
South:	Public District
East:	Office Commercial District
West:	Office Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/24/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned;
2. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, a revised grading plan showing the channel grading at element #21 of the South Robbinsdale Drainage Basin Design Plan shall be submitted for review and approval;

STAFF REPORT
April 22, 2004

No. 04PL043 - Layout and Preliminary Plat

ITEM 3

4. Prior to Preliminary Plat approval by the City Council, a revised drainage plan in accordance with the South Robbinsdale Drainage Basin Design Plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary;
5. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show the dedication of ten additional feet of right-of-way along Minnesota Street or a Variance to the Subdivision Regulations shall be obtained;
6. Prior to Preliminary Plat approval by the City Council, revised construction plans for Wisconsin Avenue shall be submitted for review and approval. In particular, Wisconsin Avenue shall be located in a minimum 59 foot wide right-of-way and construction with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulation shall be obtained;
7. Prior to Preliminary Plat approval by the City Council, a private utility plan shall be submitted for review and approval;
8. All Uniform Fire Code shall be continually met;
9. Prior to submittal of a Final Plat, the plat document shall be revised to show the "access restriction" as a non-access easement or a note shall be placed on the plat precluding driveway approaches within the access restriction;
10. Prior to submittal of a Final Plat, the plat document shall be revised to extend the access restriction a distance of 85 feet from the Minnesota Street/Wisconsin Avenue intersection or a Special Exception to the Street Design Criteria Manual shall be obtained;
11. Upon submittal of the Final Plat, the plat document shall be revised to show "East Minnesota Street" as "Minnesota Street"; and,
12. Upon submittal of the Final Plat, 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 and Preliminary Plat to create a 1.662 acre commercial lot leaving two non-transferable balances. The applicant has also submitted an associated Layout and Preliminary Plat to create a 4.423 acre residential lot located directly south of the subject property. (See companion item #04PL044.)

The property is located in the southeast corner of the Minnesota Street/Wisconsin Avenue intersection and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Layout and Preliminary Plat and has noted the following considerations:

Grading and Drainage Plan: A revised grading plan showing the channel grading at element #21 of the South Robbinsdale Drainage Basin Design Plan must be submitted for review and approval. In addition, a revised drainage plan must be submitted for review and approval. In particular, the drainage plan must verify that the over topping at the channel crossing is in compliance with the Rapid City Drainage Criteria Manual. Staff is recommending that a revised grading and drainage plan be submitted for review and approval as identified and that the plat document be revised to show drainage easements as

STAFF REPORT
April 22, 2004

No. 04PL043 - Layout and Preliminary Plat

ITEM 3

needed prior to Preliminary Plat approval by the City Council.

Minnesota Street: Minnesota Street is located along the north lot line of the subject property and is classified as a minor arterial street on the City's Major Street Design Criteria Manual requiring that the street be located in a minimum 100 foot wide right-of-way. Currently, Minnesota Street is located in an 80 foot wide right-of-way. As such, prior to Preliminary Plat approval by the City Council, the plat document must be revised to show the dedication of ten additional feet of right-of-way or a Variance to the Subdivision Regulations must be obtained.

Wisconsin Avenue: The plat document identifies Wisconsin Avenue along the west lot line of the subject property. Wisconsin Avenue is classified as a commercial street requiring that the street be located within a minimum 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The construction plans show that Wisconsin Avenue to be located in a 49 foot wide right-of-way with a 24 foot wide paved surface, curb, gutter, street light conduit, sidewalk, water and sewer. Prior to Preliminary Plat approval by the City Council, revised construction plans as identified must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the Uniform Fire Code be continually met.

Plat Labeling: The plat document identifies an "access restriction" along Minnesota Street and the first 50 feet of Wisconsin Avenue. Staff is recommending that prior to submittal of a Final Plat, the plat document be revised to show the "access restriction" as a non-access easement or a note must be placed on the plat precluding driveway approaches within the access restriction. In addition, the plat document must be revised to extend the access restriction a distance of 85 feet from the Minnesota Street/Wisconsin Avenue intersection or a Special Exception to the Street Design Criteria Manual must be obtained.

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