

STAFF REPORT
December 9, 2004

No. 04PL176 - Preliminary Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER	Don Wrede, TSP & Rick Bush, Precision Surveying for Robert Poeppel
REQUEST	No. 04PL176 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	balance of N1/2 of Block 4 Feigel's Subdivision and balance of S1/2 of Block 4 Feigels Subdivision all located in NE1/4, SE1/4, Section31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 3 and 4, Block 4 of Fiegel's Subdivision all located in the NE1/4, SE1/4, Section31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	approximately 2.56 acres
LOCATION	900 E. Watertown
EXISTING ZONING	Light Industry District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	General Commercial District
East:	Light Industry District
West:	Light Industry District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/12/2004
REVIEWED BY	Vicki L. Fisher / Curt Huus

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, the south 175 feet of Cherry Avenue right-of-way and E. Madison Street right-of-way shall be vacated or construction plans for E. Madison Street and the south 175 feet of Cherry Avenue shall be submitted for review and approval. In particular, the construction plans shall show the streets constructed with a minimum 26 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, a profile of the six inch water main located through the site shall be submitted for review and approval. In addition, a site

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- plan identifying the location of the water service line to the existing building located on proposed Lot 3 shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, the applicant shall verify the sanitary sewer service line capacity. In addition, the location of the sewer service line to the existing building on proposed Lot 3 shall be submitted for review and approval;
 4. Prior to Preliminary Plat approval by the City Council, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall identify on-site detention to reduce the drainage flows to historic levels as needed. In addition, the plat document shall be revised to provide drainage easements in conjunction with Knollwood Drainage Basin Plan;
 5. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the redlined drawings shall be returned to the Development Service Center Division;
 6. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;
 7. Prior to submittal of a Final Plat application, the plat document shall be revised to show the correct spelling of the subdivision as "Feigel Subdivision". In addition, the plat document shall be revised to show the book and page of the adjacent vacated rights-of-way;
 8. Upon submittal of a Final Plat application, 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 Preliminary Plat to reconfigure two existing lots. In addition, the applicant has submitted a Vacation of Right-of-way request to vacate the alley located in Block 4 of Feigel Subdivision which includes the subject property and two additional lots located directly east of the subject property. (See companion request #04VR012.)

On September 7, 2004, the City Council approved a Layout Plat to reconfigure the subject property as identified on this Preliminary Plat. At that same meeting, the City Council denied without prejudice a Variance to the Subdivision Regulations request to waive the requirement to install curb, gutter, sidewalk, street light conduit, sewer, water and pavement along E. Madison Street and the southern 175 feet of Cherry Avenue. In addition, the City Council granted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, sewer, water and pavement along the northern 100 feet of N. Cherry Avenue. A stipulation of approval requires that the applicant vacate the E. Madison Street right-of-way and the southern 175 feet of Cherry Avenue as it abuts the subject property.

On September 14, 2004, the applicant submitted a Vacation of Right-of-way request to vacate E. Madison Street right-of-way and the southern 175 feet of Cherry Avenue right-of-way as directed above. The City Council will consider the Vacation or Right-of-way request at their December 6, 2004 City Council meeting.

The subject property is located in the northeast corner of the N. Cherry Avenue/E. Watertown Street. Currently, a 12,000 square foot industrial building is located on proposed Lot 3. Lot 4 is void of any structural development.

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STAFF REVIEW:

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

Vacation of E. Madison Street and Cherry Avenue Rights-of-way: As previously indicated, the City Council granted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, sewer, water and pavement along the northern 100 feet of N. Cherry Avenue. A stipulation of approval requires that the applicant vacate E. Madison Street right-of-way and the southern 175 feet of Cherry Avenue as it abuts the subject property. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the Cherry Avenue right-of-way and E. Madison Street right-of-way be vacated as identified or construction plans for E. Madison Street and the south 175 feet of Cherry Avenue must be submitted for review and approval. In particular, the construction plans must show the streets constructed with a minimum 26 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

Water: A profile of the six inch water main located through the site must be submitted for review and approval. In addition, a site plan identifying the location of the water service line to the existing building located on proposed Lot 3 must be submitted for review and approval. The applicant should be aware that a meter pit may only serve one building. As such, any future development on proposed Lot 4 will require additional meter pit(s). Staff is recommending that the water main and service line information be submitted for review and approval prior to Preliminary Plat approval by the City Council.

Sewer: The existing building on proposed Lot 3 is served by a sanitary sewer service line. The applicant must verify capacity of the sanitary sewer service line. In addition, a site plan showing the location of the sewer service line to the existing building must be submitted for review and approval. Staff is recommending that the sewer line capacity and location be submitted for review and approval prior to Preliminary Plat approval by the City Council.

Drainage: Staff is recommending that a drainage plan must be submitted for review and approval prior to Preliminary Plat approval by the City Council. In particular, the drainage plan must identify on-site detention to reduce the drainage flows to historic levels as needed. In addition, the plat document must be revised to provide drainage easements in conjunction with Knollwood Drainage Basin Plan.

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