

STAFF REPORT  
October 6, 2005

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**No. 05PL167 - Preliminary Plat**

**ITEM 5**

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GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Walgar Development
REQUEST	<b>No. 05PL167 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	A portion of Tract A, Robbinsdale Addition No. 10, located in the NE1/4 SE1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 through 9, Block 3, Minnesota Park Subdivision, located in the NE1/4 SE1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.476 acres
LOCATION	At the southeast corner of East Minnesota Street and Maple Avenue
EXISTING ZONING	Low Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Residential Development)
South:	Public District
East:	Low Density Residential District
West:	Office Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/9/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the 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 to the Growth Management Department;
2. Prior to Preliminary Plat approval by the City Council, a Master Utility Plan for private utilities shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, a geotechnical report, including pavement design recommendations and soil resistivity, shall be submitted for review and approval;

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4. Prior to Preliminary Plat approval by the City Council, a revised drainage report, including analysis of street flows, inlets and riprap design at curb cut and outlet(s), shall be submitted for review and approval;
5. Prior to Preliminary Plat approval by the City Council, the water plans shall be revised to provide a fire hydrant at the intersection of Walgar Court and Minnesota Street;
6. Prior to Preliminary Plat approval by the City Council, construction plans for Maple Avenue shall be submitted for review and approval. In particular, the construction plans shall show the street located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
7. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
8. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along Minnesota Street. In addition a non-access easement shall be shown along all corner lots in compliance with the driveway separation requirements as per the Street Design Criteria Manual;
9. Prior to submittal of a Final Plat, a Variance to the Subdivision Regulations shall be obtained to allow a lot length greater than twice the lot width or the plat shall be revised to comply with the length to width requirement;
10. Upon submittal of the Final Plat application, the plat document shall be revised to show the dedication of 10 additional feet of right-of-way along Minnesota Street or a Variance to the Subdivision Regulations shall be obtained; and,
11. Upon submittal of the 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 subdivide the subject property into nine residential lots leaving a non-transferable unplatted balance. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install street light conduit, to dedicate additional right-of-way and to allow a lot twice as long as wide. (See companion item #05SV064.)

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

**STAFF REVIEW:**

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

**Zoning:** The property is currently zoned Low Density Residential District with a Planned Development Designation. Prior to issuance of a building permit, an Initial and Final Planned Residential Development must be submitted for review and approval.

**Lot Configuration:** The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed plat identifies that two of the lots have a length twice the distance of the width. As previously indicted, the applicant has submitted a Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide. Prior to

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submittal of a Final Plat, the Variance to the Subdivision Regulations must be obtained or the plat must be revised to comply with the length to width requirement.

Drainage: Staff has noted that the drainage plan must be revised to include analysis of street flows, inlets and riprap design at curb cut and outlet(s). Staff is recommending that prior to Preliminary Plat approval by the City Council, a revised drainage plan as identified must be submitted for review and approval.

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 Plan 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, staff is recommending that upon submittal of the Final Plat application, the plat document be revised to show the dedication of ten additional feet of right-of-way along Minnesota Street or a Variance to the Subdivision Regulations must be obtained.

Maple Avenue: Maple Avenue is located along the west lot line of the subject property and is classified as a sub-collector street requiring that it be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. The construction plans identify Maple Avenue located in a 49 foot wide right-of-way and constructed with a 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Staff is recommending that prior to Preliminary Plat approval by the City Council, the construction plans be revised as identified or a Variance to the Subdivision Regulations must be obtained.

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