

STAFF REPORT  
April 21, 2011

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**No. 11PL021 - Preliminary Plat**

**ITEM 3**

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GENERAL INFORMATION:

APPLICANT	Walgar Development Corp.
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	Walgar Development Corporation
REQUEST	<b>No. 11PL021 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	N1/2 of the SE1/4 of Section 13 and a portion of Tract B of Robbinsdale Addition No. 10, located in N1/2 SE1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 2 of Block 2 of Minnesota Park Subdivision
PARCEL ACREAGE	Approximately 1.879 acres
LOCATION	At the southwest corner of the intersection of East Minnesota Street and Wisconsin Avenue
EXISTING ZONING	Office Commercial District
SURROUNDING ZONING	
North:	Office Commercial District
South:	Medium Density Residential District
East:	Office Commercial District
West:	Office Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/23/2011
REVIEWED BY	Vicki L. Fisher / Brandon Quiett

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, the applicant shall demonstrate that the temporary turnaround located at the southern terminus of Wisconsin Avenue is secured within an easement;
2. Prior to submittal of a 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;
3. Prior to submittal of a Final Plat application, the corner ADA ramps located on the west

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- side of Wisconsin Avenue shall be installed or surety shall be posted for the improvement; and,
4. The approved Preliminary Plat for which no grading, construction or other improvements have been initiated within two years of the date of approval of the plat shall be deemed as expired. However, the owner or applicant of the plat may, prior to the termination of the two year period, request a one year extension subject to approval by the City Council.

**GENERAL COMMENTS:**

The applicant has submitted a Preliminary Plat to create a 1.879 acre lot leaving an unplatted non-transferable balance. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to dedicate additional right-of-way along East Minnesota Street as it abuts the property.

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

**STAFF REVIEW:**

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

**East Minnesota Street:** East 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, East 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 East Minnesota Street or a Variance to the Subdivision Regulations must be obtained.

**Wisconsin Avenue:** To date, the ADA ramps on the west side of Wisconsin Avenue have not been constructed. As such, staff recommends that prior to submittal of a Final Plat application, the corner ADA ramps be installed or surety posted for the improvement.

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