

STAFF REPORT
January 9, 2014

No. 13PL137 - Preliminary Subdivision Plan

ITEM 15

GENERAL INFORMATION:

APPLICANT	GWH Properties LLC
AGENT	FMG, Inc.
PROPERTY OWNER	GWH Properties LLC
REQUEST	No. 13PL137 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot 2 of Block 2 of Minnesota Park Subdivision in the N1/2 of the SE1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots A and B of Lot 2 of Block 2 of Minnesota Park Subdivision
PARCEL ACREAGE	Approximately 1.88 acres
LOCATION	South of Minnesota Street and west of Wisconsin Avenue
EXISTING ZONING	Office Commercial District
FUTURE LAND USE DESIGNATION	Commercial
SURROUNDING ZONING	
North:	Office Commercial District
South:	Medium Density Residential District
East:	Office Commercial District - Medium Density Residential District
West:	Office Commercial District
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	December 13, 2013
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

Staff recommends that the Preliminary Subdivision Plan be approved with the following stipulations:

1. Prior to submittal of a Final Plat application, a plat document shall be submitted showing the dedication of an 8 foot wide minor drainage and utility easement along all interior lot lines or an Exception shall be obtained. If an Exception is obtained, a copy of the

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2. approved Exception shall be submitted with the Final Plat application; and, Prior to submittal of a Final Plat application, a plat document shall be submitted showing the dedication of an additional ten feet of right-of-way along Minnesota Street or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Final Plat application.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to subdivide a lot into two lots. The lots are sized 1.0 acres and 0.88 acres, respectively, and are to be known as Lot A of Lot 2 and Lot B of Lot 2, Block 2, Minnesota Park Subdivision.

The applicant has also submitted an Initial Planned Development application (File #13PD055) to allow for the construction of a parking lot on proposed Lot B of Lot 2.

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

A Preliminary Subdivision Plan is a tentative plan of a proposed subdivision requiring the installation of public improvements. Approval of a Preliminary Subdivision Plan by the City Council is required before an applicant can proceed with Development Engineering Plans and a Final Plat application for all or part of the area within the Preliminary Subdivision Plan application.

STAFF REVIEW:

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

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. On November 13, 2013, the applicant submitted an Exception request to waive the requirement to dedicate 10 additional feet of right-of-way along Minnesota Street as it abuts the property. In particular, the applicant proposed to dedicate a 10 foot wide utility and pedestrian easement in lieu of dedicating the additional right-of-way. The applicant also noted that the easement would overlap the standard 8 foot wide minor drainage and utility easement required along all interior lot lines. City Council denied the Exception request and the applicant has been working with Public Works staff to secure both easements on the plat in compliance with City design standards.

The applicant has subsequently submitted another Exception request to waive the requirement to dedicate the additional right-of-way which is currently being reviewed by staff. Prior to submittal of a Final Plat application, the Exception request must be obtained or a plat document must be submitted showing the dedication of an additional ten feet of right-of-way along Minnesota Street. In addition, the plat document must show the dedication of an 8 foot wide minor drainage and utility easement along all interior lot lines.

Wisconsin Avenue: Wisconsin Avenue is located along the east lot line of the subject property and is classified as a lane place street. With the exception of sidewalks, the street has been constructed in compliance with the design standards for a lane place street. However, the

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street is currently located within a 49 foot wide right-of-way and the Infrastructure Design Criteria Manual requires a minimum 50 foot wide right-of-way for a lane place street. Subsequently, on November 21, 2013, an Exception request (File #13EX258) was approved to waive the requirement to dedicate six additional inches of right-of-way for Wisconsin Avenue.

Sidewalk construction is required as a part of the review and approval of a building permit. The City currently has surety for the construction of the handicap ramp to be located in the southwest quadrant of the Minnesota Street and Wisconsin Avenue intersection. As such, no additional improvements are required along Wisconsin Avenue.

Platting Process: Since there are no subdivision improvements required as a part of this plat, the applicant is not required to submit a Development Engineering Plan application. Please note that the standard platting fee of \$250.00 plus \$20.00 per lot must be submitted with the Final Plat application.

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