

STAFF REPORT

September 7, 2000

PLAT #00PL072 - Layout, Preliminary and Final Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Gary Rasmusson
REQUEST	PLAT #00PL072 - Layout, Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 1R and Lot 2 of Block 20 of Robbinsdale Addition No. 10 (formerly Lot 1 of Block 20 and a portion of Tract A of Block 19 both in Robbinsdale Addition No. 10) located in the NW1/4 of the SW1/4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .94 Acres
LOCATION	South of the intersection of Minnesota Street and Winfield Street
EXISTING ZONING	Medium Density Residential
SURROUNDING ZONING	
North:	Medium Density Residential
South:	Medium Density Residential
East:	Medium Density Residential
West:	Medium Density Residential
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Prior to Planning Commission approval of the Preliminary Plat, topographic information and grading information shall be submitted for review and approval;
2. Prior to Planning Commission approval of the Preliminary Plat, a drainage plan in compliance with the South Robbinsdale Drainage Basin Design Plans shall be submitted for review and approval;
3. Prior to City Council approval of the Final Plat, a temporary gravel turnaround shall be constructed at the end of Winfield Street. Three red diamond signs shall be placed at the end of the cul-de-sac and signage shall be posted identifying the road as a "Dead End" street;

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Fire Department Recommendations:

4. Prior to City Council approval of the Final Plat, a site plan shall be submitted for review and approval identifying the size and location of water lines and fire hydrant locations within 500 feet of the property and proposed on-site fire hydrant location(s);

Transportation Planning Division Recommendations:

5. Prior to City Council approval of the Final Plat, the plat shall be revised to show a non-access easement along the first fifty feet of Winfield Street as it extends south from Minnesota Street, adjacent to the east lot line of Lot 1R;

Urban Planning Division Recommendations:

6. Upon Final Plat approval by the City Council, the agreement previously entered into precluding development on Tract A shall be released for that portion of the property identified by this plat;
7. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted and all subdivision inspection fees paid; and,
8. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: This item was continued at the August 24, 2000 Planning Commission meeting to allow the applicant additional time to meet the conditions of approval. Staff will notify the Planning Commission at the September 7, 2000 Planning Commission meeting if the conditions of approval have not been met. The applicant has submitted a Layout, Preliminary and Final Plat proposing to replat an existing .452 acre lot, creating a .489 acre parcel, and to plat a .451 acre lot from an existing 7.570 acre parcel currently known as Tract A.

The property is currently zoned Medium Density Residential District. The two proposed lots will be sized .451 acres and .489 acres, allowing a maximum 11 unit apartment structure and a maximum 12 unit apartment structure, respectively, to be constructed on the property. It should be noted this calculation is a maximum density projection. Construction plans have not been submitted at this time and the property is currently void of any structural development.

STAFF REVIEW: Staff has reviewed the Layout, Preliminary and Final Plat and has noted the following considerations:

Access: The plat identifies a non-access easement located along the north lot line of the subject property, adjacent to Minnesota Street. Staff is recommending that a non-access easement also be shown along the first fifty feet of Winfield Street as it extends south from Minnesota Street, adjacent to the east lot line of Lot 1R. This will insure a minimum distance between the intersection of the two streets and any future approach(s) onto the subject property.

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Temporary Turnaround: The Engineering Division has indicated that a graveled temporary turnaround must be constructed at the end of Winfield Street. The turnaround must meet the minimum radius requirements established by the Fire Department and must have a minimum of six inches of base course. Three red diamond signs must be placed at the end of the cul-de-sac. In addition, signs must be posted identifying the road as a "Dead End" street.

Drainage and Grading: A regional drainage channel is located within the western portion of the property. The plat identifies a 35 foot wide "Major Drainage Easement" along the west lot extending the length of the subject property. The Engineering Division has indicated that topographic information and grading information must be submitted identifying the extent of grading within the channel. In addition, a drainage plan per the South Robbinsdale Drainage Basin Design Plans must be submitted for review and approval. Any increase in impervious area will be evaluated for conformance to the drainage basin design plans. Staff is recommending that this information be submitted for review and approval prior to Planning Commission approval. The applicant should be aware that South Robbinsdale Drainage Basin fees apply.

Water Lines/Fire Hydrants: The Fire Department has indicated that a site plan must be submitted showing the size and location of water lines and fire hydrant location(s) within 500 feet of the property and proposed on-site fire hydrant location(s) for review and approval.

Subdivision Improvements: Prior to Final Plat approval, subdivision improvements as specified in Section 16.20.040 of the Rapid City Municipal Code must be completed, or surety must be posted. In particular, sidewalks along Winfield Street and Minnesota Street must be constructed. Staff is recommending that all subdivision improvements be completed prior to Final Plat approval or that surety be posted.

Development Agreement: In 1995, the applicant combined a number of smaller unplatted properties under different ownerships into one tract. An agreement was entered into stating that no development of the property will be permitted until subdivision improvements in accordance to City standards are extended. The applicant will be extending all required improvements to the subject property, meeting the condition of the agreement for these specific lots. Staff will request that a release be prepared by the City Attorney's Office for the subject property. The release may be approved as a condition of this plat approval and, subsequently, filed at the Register-of Deed's Office with the plat.