

STAFF REPORT
April 22, 2004

No. 04PL044 - Layout and Preliminary Plat

ITEM 4

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting Inc. for Walgar Development
REQUEST	No. 04PL044 - Layout and Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of Tract B of Robbinsdale Addition No. 10, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 2 of Block 1, Minnesota Park Subdivision, located in the SW1/4 of the NE1/4 of the SE1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.453 acres
LOCATION	South of Wisconsin Avenue and East Minnesota Street
EXISTING ZONING	Office Commercial District
SURROUNDING ZONING	
North:	Office Commercial District
South:	Public District
East:	Office Commercial District
West:	Office Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/24/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Layout and 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;
2. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, a grading shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the City Council, a revised drainage plan in accordance with the South Robbinsdale Drainage Basin Design Plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide

STAFF REPORT
April 22, 2004

No. 04PL044 - Layout and Preliminary Plat

ITEM 4

- drainage easements as necessary;
5. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show the extension of Wisconsin Avenue to the south lot line. In addition, construction plans shall be submitted for review and approval. In particular, the construction plans shall show Wisconsin Avenue located in a 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;
 6. Prior to Preliminary Plat approval by the City Council, a private utility plan shall be submitted for review and approval;
 7. All Uniform Fire Code shall be continually met; and,
 8. Upon submittal of the Final Plat, 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 Layout and Preliminary Plat to create a 4.423 acre residential lot leaving two non-transferable balances. In addition, the applicant has submitted an associated Layout and Preliminary Plat to create a 1.662 acre commercial lot located directly north of the subject property. (See companion item #04PL043.)

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

STAFF REVIEW:

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

Grading and Drainage Plan: Staff has noted that a grading plan must be submitted for review and approval. In addition, a revised drainage plan must be submitted for review and approval. In particular, the drainage plan must verify that the over topping at the channel crossing is in compliance with the Rapid City Drainage Criteria Manual. Staff is recommending that a grading and a revised drainage plan be submitted for review and approval as identified and that the plat document be revised to show drainage easements as needed prior to Preliminary Plat approval by the City Council.

Wisconsin Avenue: The plat document identifies the terminus of Wisconsin Avenue along the north lot line of the subject property. However, the property located directly south of the subject property is owned by the Rapid City Public School District. In addition, girls softball fields have been constructed on the property. Currently, Parkview Drive serves as exclusive access to the softball fields. Extending Wisconsin Avenue to the south lot line will result in a second access street being provided to the adjacent property. This will alleviate traffic congestion along Parkview Drive. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the plat document be revised to show the extension of Wisconsin Avenue to the south lot line. In addition, construction plans must be submitted for review and approval. In particular, the construction plans must show Wisconsin Avenue located in a 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

STAFF REPORT
April 22, 2004

No. 04PL044 - Layout and Preliminary Plat

ITEM 4

Subdivision Regulations must be obtained.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the Uniform Fire Code be continually met.

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