

STAFF REPORT
October 4, 2007

No. 07PL120 – Layout Plat

ITEM 9

GENERAL INFORMATION:

APPLICANT	Core States Engineering
AGENT	Kadrmass, Lee and Jackson
PROPERTY OWNER	WalMart Real Estate Business Trust
REQUEST	No. 07PL120 - Layout Plat
EXISTING LEGAL DESCRIPTION	A portion of Lot A of Lot 5R of Meridian Subdivision, located in the SW1/4 of the SE1/4, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 of Lot A of Lot 5R of Meridian Subdivision, located in the SW1/4 of the SE1/4, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.76 acres
LOCATION	1200 North LaCrosse Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/7/2007
REVIEWED BY	Travis Tegethoff / Todd Peckosh

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, road construction plans demonstrating access to the proposed lot shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 59 foot right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
2. Upon submittal of a Preliminary Plat application, the plat shall be revised to provide a shared parking easement to allow for the shared off-street parking facilities between the

STAFF REPORT
October 4, 2007

No. 07PL120 – Layout Plat

ITEM 9

3. proposed Lot 1 of Lot A of Lot 5R of Meridian Subdivision and the unplatted balance; Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
4. Upon submittal of a 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; and,
5. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval.

GENERAL COMMENTS: The applicant has submitted a Layout Plat proposing to create a separate 0.76 acre lot for the portion of the property that contains a gas station and leave the remainder of the property as an unplatted non-transferable balance. Currently a Wal-Mart store, gas station and associated parking lot are located on the subject property. The applicant has also submitted a Major Amendment to a Planned Commercial Development for the property. (See companion item #07PD080)

On September 17, 2001 City Council approved a Preliminary Plat and Final Plat (#00PL110) for the property with the following stipulations:

Engineering Division Recommendations:

1. Prior to City Council approval of the Final Plat, a Major Drainage Easement shall be identified in the location of the existing detention cell;
2. Prior to City Council approval of the Final Plat, Major Drainage Easements shall be identified along the storm sewer mains leading to the detention cell;
3. Prior to City Council approval of the Final Plat, the standard Major Drainage Easement language shall be added to the plat in addition to language stating that the property owner shall be responsible for maintenance of all Major Drainage Easements;

Transportation Planning Division Recommendations:

4. Prior to approval of the Final Plat by the City Council, an additional ten feet of right-of-way shall be dedicated where the subject property abuts East Anamosa Street;
5. Prior to Final Plat approval by the City Council, the plat shall be revised to reflect non-access easements where the subject property abuts East Anamosa Street and LaCrosse Street except for approved approach locations; and,

Urban Planning Division Recommendations:

6. Prior to approval of the Final Plat by the City Council, the plat shall be revised by providing an easement on Lot B for ten parking spaces for the use of Lot A, or the plat shall be revised by reconfiguring the lot lines so that ten of the parking spaces currently proposed for Lot B will instead be located upon Lot A.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with the City of Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approval but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning

STAFF REPORT
October 4, 2007

No. 07PL120 – Layout Plat

ITEM 9

Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the Rapid City Municipal Code or the Street Design Criteria Manual will require a formal variance request or a special exception whichever is applicable.

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

Fire Department: The Fire Department has indicated that the International Fire Code will need to be continually met.

Access: The gas station is located in the existing Wal-Mart parking lot but staff noted with the creation of the proposed lot the applicant has not demonstrated legal access to the gas station site. As such, staff recommends that upon submittal of a Preliminary Plat the applicant submit a revised plat document demonstrating access to the proposed lot. In particular, access shall be a commercial/industrial street located in 59 feet of right-of-way and constructed with a 26 foot wide paved surface, curb, gutter, street light conduit, water, and sewer or the applicant shall obtain a Variance to the Subdivision Regulations.

Circulation/Parking Easements: Staff noted that the proposed lot requires one standard parking stall and one handicap accessible stall for the existing structure on proposed Lot 1 of Lot A of Lot 5R of Meridian Subdivision and the remainder of the 23 stalls are for the existing Wal-Mart store. In addition, the proposed lot lines divide two existing access aisles to the parking stalls. As such, staff recommends that upon submittal of a Preliminary Plat application, the plat shall be revised to provide a shared parking easement to allow for the shared off-street parking facilities between the proposed Lot 1 of Lot A of Lot 5R of Meridian Subdivision and the unplatted balance.

Staff has reviewed this plat and has found that it generally complies with all applicable Zoning and Subdivision Ordinance requirements assuming compliance with the previously noted stipulations.