



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Community Planning & Development Services

300 Sixth Street

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Community Planning & Development Services
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MEMORANDUM

TO: Public Works Committee

FROM: Vicki L. Fisher, Planning Manager

DATE: April 12, 2012

RE: Approve a request by SC Building LLC for authorization to prepare an H Lot located adjacent to Lot 2A of Lot 2 of Tract A of Control Data Addition excepting therefrom Lot 1R of Lot 2A of Lot 2 of Tract A, BHM, Rapid City, Pennington County, South Dakota and to authorize acceptance of the deed.

The proposed H Lot is located along the north side of Disk Drive approximately 450 feet east of the intersection of Haines Avenue and Disk Drive. The property owner had recently submitted a Layout Plat to subdivide the adjacent 19 acres into three lots. The Layout Plat identified a proposed approach to one of the lots from Disk Drive. However, due to the existing horizontal curve and slope design within this section of Disk Drive, the proposed location of the approach did not meet site distance requirements as per the Street Design Criteria Manual. As such, the City could not support the location of the proposed access along Disk Drive. The applicant subsequently withdrew the Layout Plat application. On March 14, 2012, the applicant met with Public Works staff to discuss dedicating a portion of the property located adjacent to Disk Drive as an H Lot to ensure that the City maintain an access restriction along this section of the street. In addition, the H Lot will secure additional area for potential relocation of water and sewer main(s) that exist within this area. Based on these reasons, the applicant is proposing to create an H Lot and to deed the H Lot to the City.

The applicant is requesting the authorization to prepare the H Lot as identified above on behalf of the City of Rapid City and to authorize acceptance of the deed.

Staff Recommendation: Authorize the preparation of the H Lot and authorize acceptance of the deed.



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER



March 27, 2012

Vicki Fisher
Community Planning Office
City of Rapid City
300 6th Street
Rapid City, SD 55501

RE PROPOSED H-Lot Plat
222 DISK DRIVE
RAPID CITY, SD

Dear Vicki:

On behalf of our client, SC Building LLC, we are submitting this application for a proposed H-Lot to be created from property at 222 Disk Drive, Rapid City, SD. The H-Lot will be taken from Lot 2a of Lot 2 of Tract A of Control Data Addition excepting therefrom Lot 1R. The following items are included with this letter.

- Application Document
- Vicinity Map
- Proposed H-Lot plat (4)
- Figure 1 – 11" x 17" Aerial Image (4)
- Figure 2 - 11" x 17" Aerial Image with Contours (4)
- 22" x 34" Limited Detail Topographic Map (4)
- Copy of Original Plat showing easement

This is the proposed H-Lot that we discussed in our meeting on March 13, 2012. City staff at that meeting were:

Bret Limbaugh, Director, Community Planning and Development Services;
Vicki Fisher, Planning Manager, Community Planning and Development Services;
Nicole Lecy, Development Review Engineer, City Engineering Department

I also met with Public Works Director Terry Wolterstorff and City Engineer Dale Tech on March 14, 2012 to discuss the proposed H-Lot.

Based on these meetings it is my understanding Community Planning and Public Works are in support of the proposed H-Lot as discussed below.

A 100' wide permanent easement (wider in some areas) is shown on the original subdivision plat in the area of the proposed H-Lot. A partial copy of the original plat is attached showing this. It is noted that the plat does not specify who the easement is granted to nor does the plat state what the easement can be used for.

The easement is much larger than needed for utilities that are located in it. As such SC Building LLC has considered vacating much of the easement to allow for development within the easement area or to attempt to sell so it could be used for an access route to property to the north. However; upon discussions with the City, it has been determined a better use for the easement area is for most of the easement area to be converted to an H-Lot. SC Building LLC is willing to donate the H-Lot to the City.

There is an existing 10" asbestos cement water main running most of the length of the easement. Making the easement an H-Lot, rather than easement vacation and development, will provide the City with options for relocating the existing 10" water main anywhere in the H-Lot rather than being restricted to the current location. Reconstruction in the current location would be difficult.

The existing water main is also located in a sloped portion of the easement that makes maintenance access difficult if not impossible. During discussions regarding the proposed easement vacation/site development, the City stated that SC Building LLC would be responsible to create access to the water main even though no access exists today. The only practical way to create access to the existing main is through the area that could be otherwise be used for development, thus effectively taking away the possibility to vacate/develop the easement area.

The City also has a sanitary sewer located in the Disk Drive right of way behind the curb. It will be simpler to reconstruct the sewer, when necessary, in the H-Lot rather than in the right of way due to topography and the presence of other adjacent utilities that are located in the right of way.

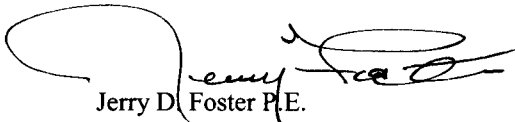
The City raised concerns about driveway access to the area should the easement be vacated and development occur. It is my understanding the City would remain opposed to access even if properly designed, including right in right out access. City concerns have to do with a combination of traffic count, nearby roadway curvature, speeding drivers, and nearness to Haines Avenue. Granting of the H-Lot would eliminate City access concerns as development would not occur.

Per your instructions we have checked the remaining parcel to insure the development on that portion is in compliance with lot coverage and landscape regulations. Both items remain in compliance. This data is shown on the attached Aerial image

I believe this summarizes our discussion and should allow the H-Lot to proceed. Please give me a call if you have any questions.

Sincerely,

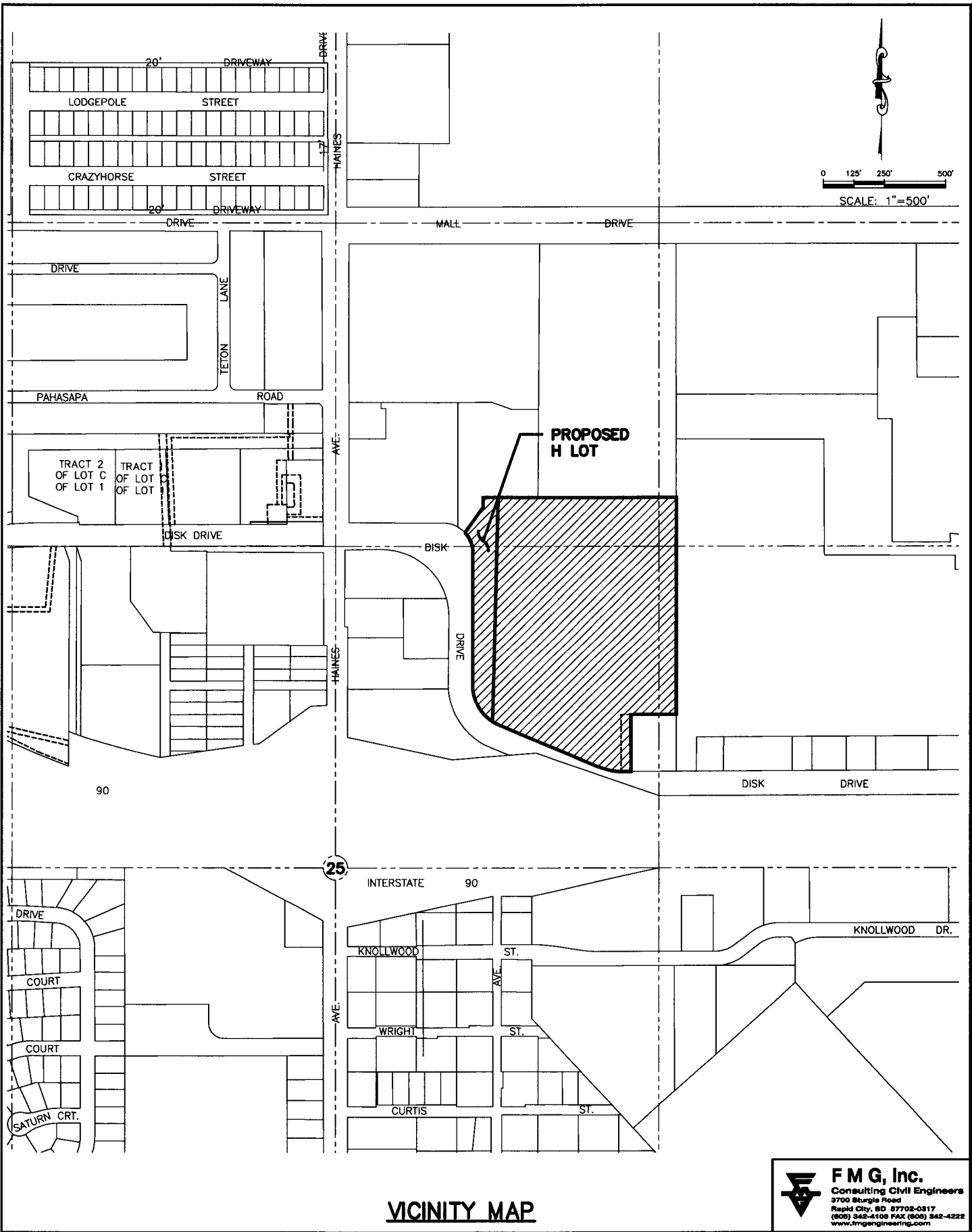
FMG, Inc.



Jerry D. Foster P.E.

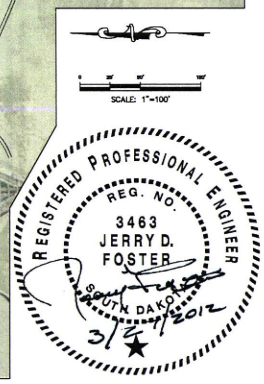
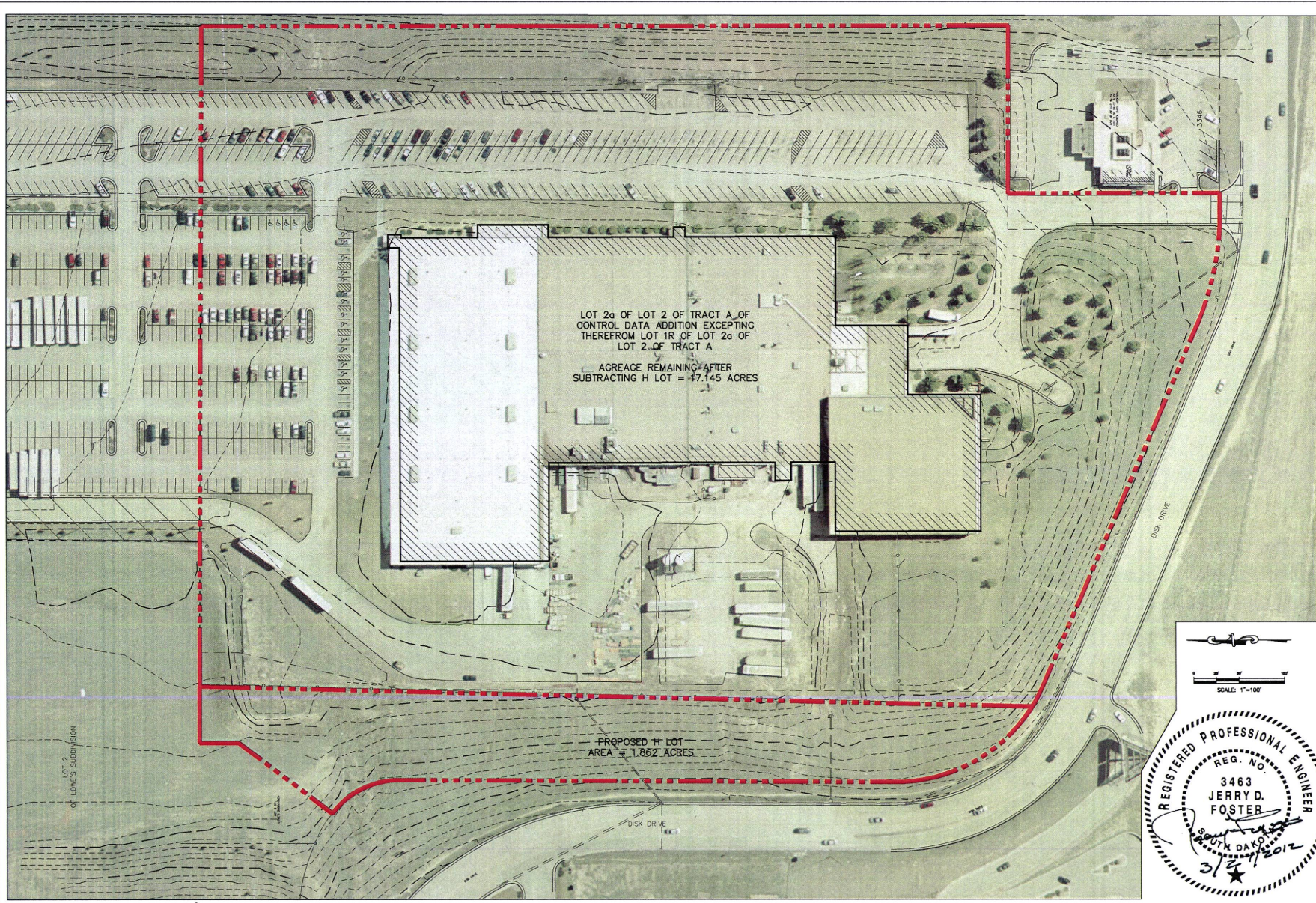
Attachments

CC: SC Building LLC
File 100113



VICINITY MAP

F M G, Inc.
 Consulting Civil Engineers
 3700 Sturgis Road
 Rapid City, SD 57702-0317
 (605) 342-4106 FAX (605) 342-4222
 www.fmgengineering.com



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File Number: 100113
Location: NE 1/4 SECTION 25 T2N, R7E, B1M
Surveyed By: DW/MS Date: SEPT-OCT, 2011
Designed By: JDF
Drawn By: KBJ/MS
Checked By: ACF

MARCH 2012

**PROPOSED H LOT AT
CONTROL DATA ADDITION
222 DISK DRIVE
RAPID CITY, SD**

Revision / Date
Sheet Name: AERIAL IMAGE WITH CONTOURS
Sheet Number: FIGURE 2

