

STAFF REPORT

May 25, 2000

PLAT #99PL105 - Preliminary and Final Plat

ITEM 2

GENERAL INFORMATION:

PETITIONER	Fisk Engineering Company for Builders Preferred
REQUEST	PLAT #99PL105 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 1 Revised of Trimble Subdivision, Lots 17 and 18 of Block 1 and Lot 1 of Block 3 of Terracita Highlights Subdivision, and dedicated right-of-way, formerly all of Lot 1 of Trimble Subdivision and a portion of the unplatted portion of the S1/2 NE1/4 of Section 14, T1N, R7E, all located in Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 27.70 Acres
LOCATION	at the intersection of City View Drive and Alta Vista Drive
EXISTING ZONING	Low Density Residential/PRD
SURROUNDING ZONING	
North:	Office Commercial/PDD
South:	Low Density Residential/PUD
East:	Low Density Residential
West:	General Commercial/General Agriculture District
PUBLIC UTILITIES	To Be Extended
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be continued to the **June 8, 2000** Planning Commission meeting.

GENERAL COMMENTS: **Note: This Staff Report has been revised as of May 16, 2000. New text is shown in bold print.** The petitioner originally submitted this Preliminary and Final Plat application to reconfigure one lot and plat three new lots. One of the lots – Lot 1R, has now been platted leaving the three remaining lots to still be platted. The reconfiguration of the lots is resulting from a land swap between two property owners. The already-approved plat for Lot 1R reconfigured that lot by eliminating the western 1050 feet and moving the southern boundary of the lot 400 feet further to the south. This reconfiguration resulted in a larger, more regular-shaped lot. The Planning Commission on November 4, 1999 recommended approval of a rezoning to Office Commercial and a Planned Development Designation for this additional 400 feet to be added to Lot 1R. In addition, the Planning Commission on November 4 recommended approval of an amendment to the Comprehensive Plan to allow the lot area

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being added onto Lot 1R to be used for Office Commercial/Planned Development uses instead of Low Density Residential/Planned Residential Development land use.

Upon the applicant's request, the Planning Commission on December 16, 1999 approved the Preliminary and Final Plat for Lot 1R only with the three lots included in the balance of the plat being continued to the January 27, 2000 Planning Commission meeting. The City Council concurred with the Planning Commission's recommendation on December 29, 1999.

STAFF REVIEW: The Preliminary and Final Plat request for the three remaining lots has been continued at **several** prior Planning Commission meetings because of numerous engineering concerns that needed to be addressed by the petitioner. These concerns relate to grading, drainage, sewer improvements, and roadway design. **The required Engineering information was submitted to Staff on May 12, 2000. This information is currently being reviewed by Staff. A Staff recommendation will be provided at the June 8, 2000 Planning Commission meeting.**

In addition to the Engineering concerns, there are a number of other issues identified by Staff in conjunction with this plat. The South Dakota Department of Transportation has stated that access onto U.S. Highway 16 shall consist only of right-in and right-out vehicle movements with the provision of a left-hand center turn lane. The Transportation Planning Coordinator has noted that the plat must be revised to include a non-access easement along U.S. Highway 16 except for the approved access location.

In previous Staff Reports, Staff noted that there were three zoning and land-use issues that the petitioner needed to resolve before proceeding with this plat. Upon further examination, however, Staff has now determined that these issues have been resolved or are no longer applicable. The three issues are as follows: (1) Staff had noted that the platting of Lots 17 and 18 would require a Major Amendment to the Terracita Highlights Planned Residential Development because the size of the PRD was being increased. Upon further examination, however, Staff has found that the Terracita Highlights Planned Residential Development has already been amended to incorporate the additional lot area. (2) Staff had noted that the additional lot area being added is currently zoned Office Commercial and that a rezoning to Low Density Residential would be necessary. Again, however, after studying this issue further Staff has noted that the Office Commercial Zoning District allows Low Density Residential land uses and therefore the rezoning is not required. (3) Staff previously noted the requirement for a Comprehensive Plan amendment in order to rezone the additional property. This amendment, however, is not needed since the rezoning is no longer an issue.

Staff is recommending that this platting request be continued to the June 8, 2000 Planning Commission meeting to allow Staff to complete their review of the new engineering information submitted by the petitioner.

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April 20, 2000

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