

STAFF REPORT

July 13, 2000

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**PLAT #00PL057 - Lot Split**

**ITEM 15**

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GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Menard, Inc.
REQUEST	<b>PLAT #00PL057 - Lot Split</b>
LEGAL DESCRIPTION	Outlots 1, 2, & 3 of Menard Subdivision, and Dedicated Right of Way, all located in SE1/4 NW1/4, and NE1/4 NW1/4, and NW1/4 NE1/4, and SW1/4 NE1/4 of Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.41 Acres
LOCATION	At the intersection of U.S. Highway 16 and East Anamosa Street
EXISTING ZONING	General Commercial (PCD)
SURROUNDING ZONING	
North:	General Commercial
South:	General Commercial (PCD)
East:	Light Industrial
West:	General Agriculture
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Lot Split be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to City Council approval, a non-access easement shall be retained along the frontage of East North Street, Anamosa Street, Menards Drive and Eglin Street except for the approved access location; and

Urban Planning Division Recommendations:

2. Prior to City Council approval, the name of the lots shall be revised and denoted with lot designations.

GENERAL COMMENTS: The applicant is proposing to subdivide three (3) lots which are part of the Menards Planned Commercial Development. The lots are located adjacent to East North Street/US Highway 16B. As part of the Initial Development Plan for the Planned Commercial

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Development, access to the lots was identified as being provided from Eglin Street. No access will be allowed directly to East North Street/US Highway 16B.

STAFF REVIEW: Staff has reviewed the Lot Split and has noted the following considerations:

Planned Commercial Development - An extensive review occurred as part of the Initial Development Plan and original platting of this development. With the initial project, the realignment of Eglin Street occurred; a major grading project was approved, the extension of sanitary sewer into this area was provided, and extensive drainage improvements were installed. All these improvements have been completed which allows for the further development of this area. Staff would like to note that no Final Development Plan has been submitted for any of the proposed lots and no development including issuance of building permits can occur on any of the three proposed lots until a Final Development Plan is approved.

Access - As part of the earlier review, a traffic study was prepared for the development. The traffic study examined access locations, signization needs, and future level of service factors. Eglin Street is part of the State Highway system. The South Dakota Department of Transportation staff and the City staff worked with Menards in establishing the access points. Also, no access was allowed directly to East North Street/US Highway 16B. Staff is recommending that a non-access easement be retained on the plat along all frontages except in approved access locations.

Menards Drive was identified a potential second access point that could be needed when the entire area was developed. Without the second access to East North Street/US Highway 16B, the level of service at the intersection of East North Street/US Highway 16B and Anamosa Street may not meet acceptable standards. The Planned Commercial Development approved a Traffic Improvement Plan for the Menards Development. That plan identifies that the Menards Drive construction will be the responsibility of the developers of adjacent lots. The Traffic Improvement Plan for the Menards Development acts as surety for the construction of this street. The warrants have not been met requiring this street connection.

South Dakota Department of Transportation has not approved an approach permit for this intersection and has concerns with the location of this intersection. South Dakota Department of Transportation Staff and City Staff are working on an overall street network for this area based on the future construction of a new urban interchange for Interstate 90. There are a number of issues relating to this access which will impact the development including spacing between East North Street/US Highway 16B and Eglin Street, relationship to the railroad tracks, and the location and design of the new interchange. The second access point for the Menards development may be relocated in the future depending on the evaluation of the street network; however, it should be noted that no approval has been granted by South Dakota Department of Transportation allowing the construction of this roadway connection.

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