

STAFF REPORT

July 27, 2000

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**PLAT #00PL063 - Lot Split**

**ITEM 9**

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GENERAL INFORMATION:

PETITIONER	Fisk Engineering for Rapid City Economic Development Foundation
REQUEST	<b>PLAT #00PL063 - Lot Split</b>
LEGAL DESCRIPTION	Lot 8, Block 1, South Creek Industrial Park, Section 8, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 11.323 Acres
LOCATION	Southwest of the intersection of Lombardy Drive and Creek Drive
EXISTING ZONING	Heavy Industrial
SURROUNDING ZONING	
North:	Heavy Industrial
South:	Heavy Industrial
East:	Light Industrial
West:	Heavy Industrial
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Prior to City Council approval, the plat shall be revised to show major drainage easement(s) as required by the Engineering Division;
2. Prior to City Council approval, the plat shall be revised to show a non-access easement along Creek Drive except for the approved approach location(s);

Fire Department Recommendation:

3. Prior to City Council approval, a site plan identifying a building footprint, the size and location of water lines, and fire hydrant location(s) within 500 feet of the property and on-site fire hydrant location(s) shall be submitted for review and approval;

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Urban Planning Division Recommendations:

4. Prior to City Council approval, a subdivision estimate form shall be submitted and all subdivision inspection fees paid; and,
5. Prior to City Council approval, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: **Note: This staff report has been revised as of June 20, 2000. All revised or added text is shown in bold print.** The property is currently a 24.63 acre unplatted parcel. The applicant has submitted a Lot Split proposing to create an 11.323 acre lot, leaving the remaining 13.3 acres as an unplatted balance. The property is currently void of any structural development.

**This item was continued at the July 13, 2000 Planning Commission meeting to allow the applicant additional time to submit a Master Plan identifying access to the unplatted balance.**

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

Drainage: The Engineering Division has indicated that a major drainage easement must be identified along the north lot line and within the southeast corner of the property. Prior to approval of the proposed Lot Split, the plat must be revised to show a major drainage easement(s) as required by the Engineering Division.

Access: Creek Drive serves as legal access to the proposed lot. The Engineering Division has indicated that a non-access easement must be shown along Creek Drive except for the approved approach location(s).

Staff is also recommending that a Master Plan be submitted prior to plat approval identifying access to the 24.63 acre unplatted balance. A small portion of the west lot line of the unplatted balance has frontage onto Campbell Street. However, access from Campbell Street may be limited due to existing railroad right-of-way within the area. If necessary, an access road across the proposed lot to the unplatted balance may be required. **On July 20, 2000, the applicant submitted a Master Plan identifying that the unplatted balance will be platted into a lot located directly east, adjacent to Creek Drive. A copy of the Master Plan is attached for your reference. Upon consolidation of the two properties, Creek Drive will serve as legal access to the newly formed lot.**

Water Lines/Fire Hydrants: The Fire Department has indicated that a site plan must be submitted showing a building footprint, the size and location of water lines, and fire hydrant location(s) within 500 feet of the property and on-site fire hydrant location(s) for review and approval.

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Staff is recommending that the specified information be submitted prior to City Council approval.

Subdivision Improvements: Prior to plat approval, subdivision improvements as specified in Section 16.20.040 of the Rapid City Municipal Code must be completed or surety must be posted. Staff is recommending that all subdivision improvements be completed prior to approval of the proposed Lot Split or that surety be posted.