

STAFF REPORT

May 25, 2000

PLAT #00PL041 - Lot Split

ITEM 21

GENERAL INFORMATION:

PETITIONER	Linden Evans for Debbie Fisher
REQUEST	PLAT #00PL041 - Lot Split
LEGAL DESCRIPTION	Lot O Revised and Lot U Revised of Tract A of Schlottman Addition, Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	2.75
LOCATION	Northeast corner of the intersection of E. St. Patrick Street and Sedivy Lane
EXISTING ZONING	Light Industrial
SURROUNDING ZONING	
North:	General Commercial
South:	General Commercial
East:	Light Industrial / General Commercial
West:	Light Industrial
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 Lot Split approval by the City Council, the applicant shall dedicate an additional ten feet (10') of right-of-way along the St. Patrick Street frontage;
2. Prior to Lot Split approval by the City Council, the applicant shall dedicate additional right-of-way along Sedivy Lane as follows: that portion of the property starting from a proposed northwest corner of Lot U Revised to a point fourteen feet east of the west property line and twenty-four feet north of the existing southern property line. Then extending at a 45 degree angle to the east to the St. Patrick Street right-of-way; and,

Urban Planning Division Recommendations:

3. Prior to Lot Split approval by the City Council, the applicant shall provided documentation that no utilities are occupying the existing twelve foot (12') utility easement and if no utilities are located in this easement, a note shall be included on the plat indicating that the easement is vacated by this plat.

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GENERAL COMMENTS: The applicant is proposing reconfigure an existing lot line between two lots, Lot O and Lot U. The property is located at the northeast corner of the intersection of E. St. Patrick Street and Sedivy Lane. The Federal Express building is currently located on the property. When the Federal Express building was located on the property, both lots were under single ownership. The building and circulation were located on both lots under the City's developmental lot regulations. In 1995, Lot O of Tract A was sold to a different party; however, the improvements associated with the Federal Express facility encroached onto Lot O of Tract A. This plat proposes to revise the boundary between the two lots so that all the Federal Express improvements are on a single lot.

In 1989, the City approved a Tax Increment District #17 to help assist with the site improvement costs associated with the construction of the Federal Express site. The Tax Increment District was created to help with site improvements cost. There were additional site construction cost because the site was located within Rapid Creek 100-year federally designated floodplain. The proposed Lot split will not affect the boundaries of the District as the two lots are part of the established district.

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

Sedivy Lane - Sedivy Lane on the north side of St. Patrick Street is located approximately thirty feet (30') further to the west than the street on the south side. An off-set intersection does not function properly and can be a major safety hazard. Staff has been working with the owners of the property on the south side of St. Patrick Street on realigning the south intersection (see plat #00PL043). Staff is requesting the additional right-of-way be dedicated along the Lot U Revised of Tract A. The additional right-of-way would be a diagonal line that would start at the northwest corner of the lot and extend to the southeast to a point fourteen feet east of the west property line and twenty-four feet north of the existing southern property line. From that point it would be extended at a 45 degree angle to the southeast to the St. Patrick Street right-of-way line. With an additional right-of-way and the proposed realignment on the south side, Sedivy Lane could be constructed as a 90 degree intersection which would eliminate the existing off-set intersection.

Utility Easement - An existing twelve foot utility easement is identified along the old lot line between the two lots. Based on the site plan submitted for the property, a portion of the building is located within the easement. Staff is recommending that the easement be vacated as part of the platting process. The applicant needs to provide documentation that no utilities are located in the easement and that the utilities do not object to vacating this easement.

St. Patrick Street - Currently there is eighty feet of dedicated right-of-way for St. Patrick Street. St. Patrick Street is identified a minor arterial on the Major Street Plan. Staff is requesting that an additional ten feet of right-of-way to be dedicated along the south property line to bring St. Patrick Street right-of-way up to the arterial street.

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April 20, 2000

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