

STAFF REPORT

June 29, 2000

PLAT #00PL053 - Lot Split

ITEM 13

GENERAL INFORMATION:

PETITIONER	Fisk Engineering
REQUEST	PLAT #00PL053 - Lot Split
LEGAL DESCRIPTION	Lot 1 of MDU Subdivision and Lot B Revised of Tract 32 of Rapid City Greenway Tracts formerly all of Block 17 of Brennan and Sweeney's Addition and adjoining vacated right-of-way, including the S1/2 of Sacramento Street, the W1/2 of Brennan Avenue, the N1/2 of St. Joseph Street, the alley in Block 17, and a portion of Steele Avenue, and all of Lot B of Tract 32 of Rapid City Greenway Tracts, all located in the E1/2 NW1/4 and NE1/4 SW1/4 of Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	
LOCATION	At the intersection of Steele Avenue and East Saint Joseph Street
EXISTING ZONING	Light Industrial/Flood Hazard
SURROUNDING ZONING	
North:	Flood Hazard
South:	Park Forest
East:	Flood Hazard
West:	Flood Hazard
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, the Rapid Creek 100-year floodway shall be identified and a Major Drainage Easement shall be shown for that portion of the property within the 100-year floodway;
2. Prior to City Council approval, a Major Drainage Easement shall be identified for the drainage located in the south west portion of the property; and,
3. Prior to City Council approval, a utility Easement shall be shown for the water line along the south property line of Lot 1.

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GENERAL COMMENTS: Recently, City residents voted to approve the exchange of park land with the property owned by Montana-Dakota Utilities, Inc. To accomplish the exchange, the applicant has submitted this Lot Split request. The applicant is proposing the to plat two lots to accomplish the land exchange. The property is located north of the intersection of St. Joseph Street and Steele Avenue.

STAFF REVIEW: Staff has reviewed the Lot Split and has identified the following issues:

The Engineering Staff has identified a number of easements that need to be retained as part of the platting of the property. A portion of each of the proposed tracts is located within the 100 year Rapid Creek Flood Plain. The location of the 100 year flood plain needs to be identified on the plat. Any development work needs to be in compliance with the Flood Area Construction Regulations, Chapter 15.32 of the Rapid City Municipal Code. This includes a requirement that topographic information and grading plans be submitted prior to issuance of any grading or building permit. An additional drainage is located in the southwest portion of the property and it also needs to be identified as a major drainage easement.

A portion of proposed Lot 1 of MDU Subdivision is zoned Flood Hazard while the majority of the lot is zoned Light Industrial. MDU has submitted a rezoning request for of that portion currently zoned Flood Hazard. That request for Light Industrial Zoning will be heard by the Planning Commission on July 13, 2000.