

STAFF REPORT

September 21, 2000

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**PLAT #00PL093 - Layout Plat**

**ITEM 20**

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GENERAL INFORMATION:

PETITIONER	Gary Renner for Black Hills Regional Food Bank
REQUEST	<b>PLAT #00PL093 - Layout Plat</b>
LEGAL DESCRIPTION	Lots 1 and 2 of Block 21 of Wise's Addition (formerly Lot 2 Rev. and Lot 5 Rev. of Block 6, Wise's Addition) located in the SW1/4 of the NW1/4 of Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.506 Acres
LOCATION	At the intersection of Maple Avenue and East Adams Street
EXISTING ZONING	Neighborhood Commercial District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District-Office Commercial District (Planned Commercial Development)
East:	Medium Density Residential District
West:	Office Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Layout Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide sufficient topographic information and drainage analysis to determine the location and size of drainage easements;
2. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall include Lot 1R as part of the Plat if the vacation of non-access easement along the common lot line of Lot 1R and Lot 2 is requested;
3. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall identify a non-access easement along the frontage of Maple Street except for a forty foot (40') common access centered on the common property line;

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4. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall identify a non-access easement along the frontage except for a thirty foot approach at the east side of the property;
5. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall coordinate the relocation of the water main that crosses the project;

Fire Department Recommendations:

6. Prior to Preliminary Plat approval by the Planning Commission, a site plan shall be provided identifying the location of all water lines, hydrant locations, and access points;

Urban Planning Division Recommendations:

7. Prior to Preliminary Plat approval by the Planning Commission, a site plan shall be provided identifying the location of all structures and parking stalls including the structure and parking for Lot 1R;
8. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid; and,
9. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: The applicant is proposing to relocate a common lot line for two lots located on North Maple Avenue. Proposed Lot 2 is currently used as a parking lot for the Black Hills Food Bank and proposed Lot 1 is used as a dental office. The proposed relocation of the common lot line would allow the dental office to have additional parking for that business.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where outstanding issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail that is provided. All specific details of the subdivision may not be addressed at the Layout Plat but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the City Code or the Street Design Criteria Manual will require a formal variance request or a special exemption, whichever is applicable.

STAFF REVIEW: Staff has reviewed the Layout Plat and has noted the following considerations:

Drainage - The property is currently developed and the majority of the property is paved or has structures located on it. The upstream drainage flows through middle of the property. Staff is requesting that sufficient topographic information be provided to determine the

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drainage paths. Staff is also requesting that a site drainage plan be provided to determine the size of any drainage easements.

Access - Maple Street is classified as a collector street on the Major Street Plan. Staff is requesting that access to North Maple Avenue be limited. Staff is recommending that the access to limited to the lots be limited to a common access point located on the common boundary line. Staff is also recommending that access be limited on East Adams Street. Access shall be limited to existing approach on the east side of the property.

Water Main - A water main crosses the subject property and provides service to the property to the east. As part of the discussion on the proposed development of the property to the east for the Youth and Family Services, this water line was proposed to be relocated. Staff is recommending that the applicant coordinate the relocation of this water main with that land owner.

Site Plan - Staff is requesting that a site plan be submitted as part of the Preliminary Plat. The site plan needs to identify all structures, parking, fire hydrants, and water and sewer lines. The site plan will insure the relocation of the boundary line does not create any non-conformities setback or other code violations.