

STAFF REPORT

January 4, 2001

PLAT #00PL130 - Lot Split

ITEM 31

GENERAL INFORMATION:

PETITIONER	Davis Engineering for Shooters, Inc.
REQUEST	PLAT #00PL130 - Lot Split
LEGAL DESCRIPTION	Lot 1 Revised Revised and Lot A Revised of R.C.L.D. Addition, formerly: Lot 1 Revised and Lot A of R.C.L.D. Addition, all located in: Government Lot 1 (NE1/4 NE1/4) of Section 3, T1N, R7E, BHM and the SE1/4 SE1/4 of Section 34, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.53 Acres
LOCATION	On Mountain View Road north of West Main Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
REPORT BY	Lisa Seaman

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

Engineering Division Recommendations:

1. That prior to City Council approval, the plat shall be revised to include the dedication of additional right-of-way on the Mountain View Road frontage;
2. That prior to City Council approval, access easements shall be revised to include existing access locations;
3. That prior to City Council approval, additional topographic information required by the Engineering Division shall be provided; and,

Transportation Planning Division Recommendations:

4. Prior to City Council approval, the plat shall be revised to reflect non-access easements along the Mountain View Road frontage except for the location of existing approaches.

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GENERAL COMMENTS: This Lot Split request will replat the west 55 feet of Lot 1 Revised into Lot A. The site plan submitted with this request shows that Lot A Revised will be utilized for parking while Lot 1 Revised Revised has an existing building and parking lot. This reconfiguration of lots is being requested to allow the petitioner to sell this property.

STAFF REVIEW: Staff has reviewed this request and has noted the following considerations:

Topographic mapping In conjunction with this Lot Split request the petitioner requested a waiver of the requirement to provide topographic mapping of the subject property. The Engineering Division has denied this request and is requiring that the applicant submit a topographic map identifying the location of all existing site improvements, utilities and easements.

Access Engineering Staff has indicated that the existing 20 foot wide easement for access and utilities to all contiguous lots located on the south side of the subject property may not be adequate or be located to best serve the properties to the south and west. Additional access and utility easements may be required depending on the additional information provided.

Right-Of-Way Staff is also requesting that additional right-of-way be dedicated along the Mountain View Road frontage. The Engineering Staff also noted that this site must meet all requirements of the Flood Plain Ordinance and elevation certificates will be required for any new construction.