

STAFF REPORT

April 5, 2001

No. 01PL020 - Lot Split

ITEM 22

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying for Wisdom, Inc.
REQUEST	No. 01PL020 - Lot Split
LEGAL DESCRIPTION	Lot 1 Revised, Wisdom Subdivision, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.1 Acres
LOCATION	2321 N. LaCrosse Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	Shopping Center-2 District
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 Recommendation:

1. Prior to City Council approval, a site plan shall be submitted identifying the location of the building water service shut-off valves. In addition, the plat shall be revised to show access to any shut-off valves located outside of right-of-way or access easements;

Emergency Services Communication Center Recommendation:

2. Prior to City Council approval, the plat shall be revised to show the correct street names for Mall Drive and Disk Drive as "E. Mall Drive" and "E. Disk Drive"; and,

Urban Planning Division Recommendations:

3. Prior to City Council approval, the utility companies shall review and approve the 40 foot wide utility and common access easement to be vacated by this plat.

GENERAL COMMENTS: The applicant is requesting approval of a Lot Split to combine two lots into one lot. On June 7, 1999, the City Council approved Preliminary and Final Plat #98PL125 to subdivide the subject property into two lots. Currently, Country Inn and Suites is located in the north half of the subject property on Lot 1. The applicant has indicated that a franchise restaurant will be constructed on the southern portion of the property. The

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existing interior lot line interferes with the proposed location of the future restaurant. As such, the applicant is proposing to combine the two lots as identified on this plat.

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

Sanitary Sewer: During the previous review of Preliminary and Final Plat #98PL125, the Engineering Division indicated concern with the sanitary sewer capacity within this area. A private lift station, owned by Akers Hospitality, is located at the southeast corner of Mall Drive and LaCrosse Street. The applicant entered into a "Shared Lift Station Maintenance Agreement" with Akers Hospitality to allow the subject property to be served by the lift station. The Engineering Division indicated that an engineered evaluation and design of the existing sewer system and pumping configuration identifying any revisions and/or modifications necessary to accommodate the increase in sewer flows generated by the subject property must be submitted for review and approval prior to issuance of a building permit. In addition, the information must identify that the revisions and/or modifications to the existing sewer system would not have any adverse effects on the City sanitary sewer system. On January 9, 2001, the Engineering Division submitted a letter to the applicant's Engineer identifying several issues relative to the private lift station. In particular, modifications to the previously submitted study and report identifying the proposed increase in wastewater flows must be submitted for review and approval. In addition, an agreement between the applicant and Akers Hospitality identifying the improvements in relation to the operation of the lift station must be submitted for the City's concurrence. The Engineering Division has indicated that prior to issuance of a building permit, the lift station issues must be addressed.

Vacation of Easement: Currently, a 40 foot wide utility and common access easement is located along the common lot line between the two previously platted lots. The proposed plat identifies the vacation of the easement upon approval of the Lot Split. The Fire Department has indicated that a private water line serving an on-site fire hydrant is located within the easement. Since that portion of the water line located within the easement is a private service line, the Fire Department has indicated that the easement may be vacated as proposed. The Engineering Division has indicated that an access easement must be provided if necessary to insure access to any building water service shut-off valves which are not located within the right-of-way or within retained utility and/or access easements located on the subject property. Prior to City Council approval, a site plan must be submitted identifying the location of the water service shut-off valves. The plat must be revised to show access to the shut-off valves if necessary. In addition, the public utility companies must review and approve the proposed easement vacation prior to City Council approval of the plat.

Recommendation: Staff believes that the proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.