

STAFF REPORT

May 24, 2001

No. 01PL025 - Preliminary and Final Plat

ITEM 10

GENERAL INFORMATION:

PETITIONER	Richard E. Huffman for Bill Gikling and Ken Lipp
REQUEST	No. 01PL025 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 10A, 10B and 10C of GLM Subdivision, Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.295 Acres
LOCATION	3110 Eglin Street
EXISTING ZONING	Heavy Industrial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Heavy Industrial District
East:	Heavy Industrial District
West:	Heavy Industrial District
PUBLIC UTILITIES	City Water
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Final Plat approval by the City Council, the applicant shall revise the plat to identify a twenty-five foot utility and drainage easement along the east property line of Lot 10C;
2. Prior to Final Plat approval by the City Council, the applicant shall revise the plat to identify a forty foot shared parking, circulation and drainage easement along the common property line of Lot 10A, 10B, and 10C;
3. Prior to Final Plat approval by the City Council, the applicant shall revise the plat to identify a thirty foot utility and drainage easement along the west property line of Lot 10A and 10B;
4. Prior to Final Plat approval by the City Council, the applicant shall revise the plat to identify a twenty-five foot utility and drainage easement along the east property line of Lot 10C;
5. Prior to Final Plat approval by the City Council, the applicant shall enter into agreement consenting to a future assessment project for a sanitary sewer;

Traffic Planning Division Recommendations:

6. Prior to City Council approval, the applicant shall provide a non-access easement along

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the frontage of Eglin Street except for the approved approach location; and,

Urban Planning Division Recommendations:

7. Prior to Final Plat approval by the City Council, the applicant shall revised the plat to identify the correct acreage for the individual lots.

GENERAL COMMENTS: The applicant has submitted this request in association with a Comprehensive Plan Amendment, a Rezoning Request, and an Initial and Final Development Plan for a Planned Light Industrial Development for the subject property. The property is located on Eglin Street just south of Interstate 90 and west of the Elk Vale interchange. Currently there are three buildings located on the property. The applicant is proposing to subdivide the property into three lots. The property is currently zoned Heavy Industrial Zoning District which requires a minimum lot size of one acre. Two of the three proposed lots do not meet the minimum lot size. Also, the minimum side yard setback requirement for this district is twenty-five feet. Two of the existing buildings would not meet the setback requirement based on the proposed lot line.

The City Council denied without prejudice a plat for the subject property in December of 2000. The reason that the plat was denied without prejudice was due to non-compliance with the Heavy Industrial Zoning District standards. Staff had also identified issues with drainage and the adequacy of the existing septic systems. The applicant has supplied some of the information but not enough detail to allow a full review of the request.

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

Easements - The Engineering Staff has identified that a number of the interior drainage easements need to be expanded based on the grading plan provided by the applicant. Along the west and east property lines of the existing lots are drainage swales that are larger than the normal eight foot side yard drainage easement. To insure that these drainage ways are protected, staff is recommending that additional width be added to the easements. This would require the easement along the east property line to be expanded to twenty-five feet and the easement along the west property line to be expanded to thirty feet.

Also, Staff is recommending that the forty-foot private access easement identified along the common lot line be identified as a shared parking, circulation and drainage easement. The parking and main circulation aisle for the building is located along the common, center lot line. A drainage swale has been incorporated into the design of the parking lot. Staff is recommending this change to eliminate any confusion in the future as to the status of the shared parking and circulation area for all three lots. Staff is also recommending that a non-access easement be retained along the frontage of Eglin Street except for the center approach.

Sanitary Sewer – Currently, this area is not served by sanitary sewer. Staff is recommending that the applicant sign an agreement consenting to a future assessment project for sanitary sewer. This would provide an opportunity for the City to develop a sanitary sewer assessment project in this area in the future.