

STAFF REPORT

August 9, 2001

No. 01PL070 - Preliminary and Final Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Black Hills Regional Eye Institute
REQUEST	No. 01PL070 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 1 and Lot 2 of Tract A of Walpole Addition formerly Tract A of Walpole Addition located in SW1/4 of Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.004 acres
LOCATION	Southeast quadrant of Cathedral Drive and Third Street
EXISTING ZONING	Office Commercial District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Commercial District w/PCD
East:	Low Density Residential District
West:	General Commercial District w/PCD
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Prior to City Council approval of the Preliminary Plat, construction plans showing the extension of the sidewalk along proposed Lot 2 shall be submitted for review and approval;
2. Prior to City Council approval of the Final Plat, the plat shall be revised to show a non-access easement along Fairmont Boulevard and Third Street except for the approved approach locations;
3. Prior to City Council approval of the Final Plat, the applicant shall sign an agreement granting the City the right to utilize the parking lot to access the sewer line located along the rear lot line. In addition, the plat shall be revised to eliminate the "12 foot wide access easement for sanitary sewer maintenance";

Urban Planning Division Recommendations:

4. Prior to City Council approval of the Final Plat, the shed located across the proposed common lot line shall be removed;
5. Prior to City Council approval of the Final Plat, a subdivision estimate form shall be

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- submitted for review and approval; and,
6. Prior to City Council approval of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fee shall be paid.

GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat request to subdivide the subject property into two lots to be known as Lot 1 and 2 of Walpole Addition.

The property is located at the southeast corner of the intersection of Fairmont Boulevard and Third Street, directly across from the Rapid City Regional Hospital. Currently, the Black Hills Eye Institute is located on proposed Lot 1. In addition, a shed is located across the common lot line between Lot 1 and Lot 2. Other than the shed, Lot 2 is void of any structural development.

STAFF REVIEW: Staff has reviewed the Preliminary and Final Plat and has noted the following:

Land Use: As previously indicated, the Black Hills Eye Institute is located on proposed Lot 1. A minimum of 138 parking spaces is required for the Black Hills Eye Institute. Currently, 140 parking spaces are provided for the use. All of the parking spaces are located on proposed Lot 1. Subdividing the property as proposed will not impact the required and/or provided parking for the Institute. However, the shed located across the common lot line between Lot 1 and Lot 2 must be removed prior to City Council approval.

Water and Sewer: Upon review of the water and sewer plans, the Engineering Division has indicated that insulation must be provided between the water line and the 48 inch reinforced concrete pipe. The Engineering Division has also indicated that the "12 foot wide access easement for sanitary sewer maintenance" as shown on the plat, is too narrow with tight curves and no turnaround, preventing its use as access to the sewer line located along the rear lot line. The Engineering Division is recommending that the applicant sign an agreement granting the City the right to utilize the parking lot to access the sewer line located along the rear lot line. In addition, the easement can be removed for the plat.

Street Improvements: Currently, Fairmont Boulevard and Third Street are paved roadways with curb, gutter and sidewalks. To date, sidewalks have not been extended along a portion of Third Street located adjacent to proposed Lot 2. Prior to City Council approval of the Preliminary Plat, construction plans showing the extension of the sidewalk as identified must be submitted for review and approval.

Non-Access Easements: The Engineering Division has indicated that the plat must be revised to show a non-access easement along Fairmont Boulevard and Third Street except for the approved approach locations. Staff is recommending that the plat be revised accordingly prior to City Council approval of the Final Plat.

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