

STAFF REPORT

January 25, 2001

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**PLAT #00PL131 - Final Plat**

**ITEM 20**

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GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	<b>PLAT #00PL131 - Final Plat</b>
LEGAL DESCRIPTION	Tract B of Meadow View Subdivision formerly the unplatted portion of the NW1/4NW1/4NE1/4 of Section 26, T1N, R7E, B.H.M., Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.6 Acres
LOCATION	1/2 mile east of the intersection of U.S. Highway 16 and Catron Boulevard
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District (PRD)
East:	No Use District
West:	Low Density Residential (County)
PUBLIC UTILITIES	None
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendation:

1. Prior to City Council approval, the applicant shall either complete the water and sewer extension as required or post financial surety in the amount necessary to cover the cost of the improvements;

Emergency Services Communication Center Recommendation:

2. Prior to City Council approval, the plat shall be revised to show U. S. Highway 16 B as Catron Boulevard;

Urban Planning Division Recommendations:

3. Prior to the plat being filed at the Register of Deed's Office, the rezoning request shall be effective;
4. Prior to City Council approval, a subdivision estimate form shall be submitted and all subdivision inspection fees paid; and,

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5. Prior to City Council approval, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: The applicant has submitted a Final Plat to create a 5.6 acre lot. The 5.6 acres is currently an unplatted parcel located along the north side of Catron Boulevard and is void of any structural development.

On June 1, 1998, a Preliminary Plat was approved to create one lot as proposed by this plat. Also on June 1, 1998, the City Council approved a resolution annexing the subject property into the corporate limits of the City of Rapid City. The applicant has submitted a request to rezone the subject property from No Use District to General Agriculture District and has submitted a Use on Review request to allow a veterinary clinic and a kennel on the property. (See companion items #00RZ059 and 00UR043.)

This item was continued at the January 4, 2001 Planning Commission meeting to allow the applicant to submit water and sewer plans and for the plat to be revised to show an access easement along the west lot line of the subject property. The proposed easement would serve as access to property located northwest of the proposed lot. Staff has since determined that the Preliminary Plat did not require the access easement as identified. During the review of the Preliminary Plat, it was identified that the terrain within this area of the subject property limited the possible construction of a road.

On January 12, 2001, the applicant submitted water and sewer plans showing the extension of City water and sewer east along Catron Boulevard to the subject property. The water and sewer plans had previously been submitted as a part of the Preliminary Plat review and, subsequently, approved by the Engineering Division at that time.

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

Access: Catron Boulevard serves as legal access to the property. The plat identifies a non-access easement along Catron Boulevard with the exception of the location of an existing approach. Since the approach exists and the proposed plat does not increase the number of lots and/or properties currently accessed by the approach, an Approach Permit from the South Dakota Department of Transportation is not needed. However, the proposed Use on Review to allow a veterinary clinic and a kennel on the property will increase the use of the approach. As such, an Approach Permit must be obtained from the South Dakota Department of Transportation as a condition of approval of the Use on Review. The South Dakota Department of Transportation has indicated that an evaluation of the access location and the potential need for an eastbound left turn lane will be considered as a part of their review.

During the review of the Preliminary Plat, staff identified that a shared access easement should be shown on the plat to allow the existing approach to serve as access to the subject

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property and the adjacent property to the west. However, this was not required as a stipulation of approval due to the physical constraints on the property.

Drainage: The Engineering Division has also noted that a complete drainage plan must be submitted prior to any development occurring on the property and that it may be necessary at that time to secure drainage easements on adjoining properties. In addition, the Engineering Division has noted that future development of the property will require extensive erosion control measures due to the nature of the topography and soils in this area. Staff is recommending that this information be submitted for review and approval as a condition of the accompanying Use on Review.

Zoning: As previously indicated, in 1998 the City Council approved a resolution annexing the property into the corporate limits of the City of Rapid City. All lands annexed by the City shall, upon annexation, be placed in the No Use Zoning District. The No Use District is a temporary designation for the purpose of permitting investigation and study of the land uses in the area. The applicant has submitted a request to rezone the subject property from No Use District to General Agriculture District. Prior to the plat being filed at the Register of Deed's Office, the rezoning request must be effective.

Street Name: The Emergency Services Coordinator has noted that the proper street name for the South Truck Route is actually "Catron Boulevard." Prior to City Council approval, the plat must be revised to show the correct road name.

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