

STAFF REPORT

August 23, 2001

No. 01PL065 - Preliminary and Final Plat

ITEM 9

GENERAL INFORMATION:

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| PETITIONER | D. C. Scott Co. |
| REQUEST | No. 01PL065 - Preliminary and Final Plat |
| LEGAL DESCRIPTION | Lot 4R of Polar Bear Subdivision formerly Lot 4 of Polar Bear Subdivision and unplatted land located in the NE1/4 SE1/4 of Section 7, Township 1 North, Range 8 East of the Black Hills Meridian, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 3.62 acres |
| LOCATION | At the southwest corner of the intersection of Sydney Drive and S.D. Highway 79 |
| EXISTING ZONING | Light Industrial District/General Commercial District |
| SURROUNDING ZONING | |
| North: | Light Industrial District |
| South: | General Commercial District |
| East: | Heavy Industrial District |
| West: | Medium Density Residential District |
| PUBLIC UTILITIES | City water and sewer |
| REPORT BY | Lisa Seaman |

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 Final Plat, the exposed cable shall be properly buried in the utility easement designated on the north side lot line;**

Transportation Planning Division Recommendations:

- 2. Prior to City Council approval of the Final Plat, the plat shall be revised to include a non-access easement along the entire frontage of South Dakota Highway 79;**

Urban Planning Division Recommendations:

- 3. Prior to City Council approval, the south 50 feet of Lot 4R shall be rezoned from General Commercial and Medium Density Residential to Light Industrial Zoning District;**

GENERAL COMMENTS: This Preliminary and Final Plat request has been submitted to increase the size of existing Lot 4 by shifting the south lot line south approximately 50 feet.

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The north 300 feet of the property is zoned Light Industrial Zoning District and the south 50 feet of the lot is currently zoned General Commercial Zoning District and Medium Density Residential Zoning District.

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

Television/phone cable in easement: The Engineering Division noted during a recent site inspection that an unidentified cable is currently laying on the ground, exposed, on the north side of the property. Staff is requesting that the applicant identify what service the cable provides so staff can determine if the cable should be buried in the designated utility easement or in the Sydney Drive right-of-way.

Site Plan: The Fire Department has requested that the applicant provide a site plan showing the location of all existing and proposed structures, access locations and water lines on the subject property. The location of all fire hydrants within 500 feet of the subject property should also be included on the site plan. **A site plan was submitted and reviewed by the Fire Department.**

Zoning: Lot 4 is currently zoned Light Industrial, while the 50 foot strip of land the applicant is proposing to incorporate into Lot 4 has two zoning designations. The east 400 feet of the 50 foot strip is zoned General Commercial Zoning District and the west 50.36 feet is zoned Medium Density Residential Zoning District. The 50 foot by 50.36 foot area currently zoned Medium Density Residential Zoning District does not meet the minimum lot size requirements of the Medium Density Residential Zoning District. Therefore, staff is recommending that prior to City Council approval of the Final Plat that the applicant rezone the area within the proposed Lot 4R that is currently designated Medium Density Residential Zoning District to Light Industrial Zoning District. **A rezoning request has been submitted and is being considered in conjunction with this Preliminary and Final Plat request (see Item 01RZ051).**