

STAFF REPORT

April 25, 2002

No. 02PL032 - Preliminary Plat to create one lot

ITEM 15

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering Co. for Wilburn-Powers, Inc.
REQUEST	No. 02PL032 - Preliminary Plat to create one lot
EXISTING LEGAL DESCRIPTION	Lots 3 and 4 of the NW1/4 of the SW1/4 of Section 32 less Lot H1 of Lots 3, 4, 5 & 6 of the NW1/4 of the SW1/4 of Section 32, and the unplatted portion of the NW1/4 of the SW1/4 of Section 32 and the existing 16' wide alley located in the NW1/4 of the SW1/4, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 3 of Huffman Subdivision located in the NW1/4 of the SW1/4, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.57 acres
LOCATION	East of Cambell Street and between US Highway 14 & 16 and East Philadelphia Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District/General Agricultural District
South:	Heavy Industrial District
East:	General Agriculture District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	03/27/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Preliminary Plat to create one lot be continued to the May 23, 2002 Planning Commission meeting to allow the applicant time to submit additional required information.

GENERAL COMMENTS: This Preliminary Plat request has been submitted to combine three properties into one lot. The applicant has submitted an associated Subdivision Regulations Variance request (File #02SV017) to waive the required improvements along the East

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Philadelphia Street frontage. The property is located on the south side of East North Street west of the Menard's development.

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

Master plan: The property is currently zoned General Commercial and is the location of the Horseshoe Bar and a major power line that crosses the property. The applicant has not indicated how he intends to develop the property; therefore, staff is requesting that the applicant submit a master plan for the property. The master plan will enable staff to evaluate the drainage issues and identify the developable areas on the property and the impacts of the 75 foot power line easement that crosses the property.

Access: The property has access via East North Street on the north side of the property and East Philadelphia Street on the south. Currently, the subject property can be accessed from East North Street via two approaches. The South Dakota Department of Transportation has requested that the applicant provide a traffic impact study of the proposed development on the adjacent roadways.

Subdivision Improvements: Currently, East Philadelphia Street is paved from the intersection of Cambell Street and East Philadelphia Street east for approximately 600 feet. The remainder of the dedicated East Philadelphia Street right of way east of Cambell Street and west of the subject property is gravel or not improved at all. The construction of roadway improvements within the East Philadelphia Street right of way along the frontage of the subject property would result in a section of roadway from Cambell Street to the east side of the subject property with discontinuous pavement. In addition, the proposed plat combines three existing lots into one lot. Staff is recommending approval of the variance to the Subdivision Regulations with the provision that the applicant sign a waiver of right to protest future assessments for the required improvements.

Creek Drive Right of Way: The Major Street Plan shows the extension of Creek Drive north along the subject property's east lot line. The Engineering Division is requesting that the applicant either dedicate 50 feet of right of way for the extension of Creek Drive along the east property line or provide a master plan of the area showing a revised alignment of Creek Drive from its existing terminus to its proposed intersection with Eglin Street. A proposal to revise the alignment of Creek Drive will require evidence to show that the new alignment better serves the surrounding properties along with a request to the Planning Commission and City Council to revise the Major Street Plan. The dedication of right of way along the east property line will trigger the requirement that the applicant comply with all provisions of the Subdivision Regulations or obtain a Subdivision Regulations Variance waiving the required improvements.