

STAFF REPORT

December 19, 2002

No. 02PL107 - Layout, Preliminary and Final Plat

ITEM 35

GENERAL INFORMATION:

PETITIONER	Williams and Associates for Black Hills Surgery Center, LLP
REQUEST	No. 02PL107 - Layout, Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	Lot 6, Lot 32 and Lot 33 of Block 18 of Robbinsdale Addition No. 10 located in the S1/2 of the NW1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 6R, Lot 32R, and Lot 33R of Block 18 of Robbinsdale Addition No. 10 located in the S1/2 of the NW1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.2641 acres
LOCATION	At the intersection of Anamaria Drive and 5th Street
EXISTING ZONING	Office Commercial District w/PCD / Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Office Commercial District w/PCD
East:	Medium Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/11/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Layout, Preliminary and Final Plat be **approved with the following stipulations:**

Engineering Division Recommendations:

- 1. Prior to Preliminary Plat approval by the City Council, revised water plans shall be submitted for review and approval. In particular, the water plans shall demonstrate that adequate water flows are available for the proposed expansion;**
- 2. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In**

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3. **addition, the red lined drawings shall be returned to the Engineering Division; and, Prior to Preliminary Plat approval by the City Council, revised drainage plans shall be submitted for review and approval.**

GENERAL COMMENTS:

This item has been continued twice since the November 7, 2002 Planning Commission meeting to allow the applicant to submit additional information. This Staff Report has been revised as of December 9, 2002. All revised and/or added text is shown in bold print. The applicant has submitted a Layout, Preliminary and Final Plat to reconfigure three lots to be known as Lot 6R, Lot 32R and Lot 33R. Currently, a single family residence is located on Lot 6R and Black Hills Surgery Center, a hospital and medical clinic, is located on Lot 32R. Lot 33R currently functions as a drainage lot. **On November 8, 2002, the applicant submitted a revised plat eliminating proposed Lot 6R from the plat document. The plat continues to show the reconfiguration of two lots to be known as Lot 32R and Lot 33R, Robbinsdale Addition No. 10.**

The applicant is also requesting approval of a Major Amendment to the Black Hills Surgery Center Planned Commercial Development in order to construct an 8,010 square foot addition onto the existing structure and to change a portion of the exterior façade. In addition, the Major Amendment to the Planned Commercial Development proposes to increase the boundaries of the development by shifting the east lot line approximately 55 feet to the east in order to relocate a portion of the parking lot.

In addition, the applicant has submitted a Rezoning request to change the zoning of that portion of the property being incorporated into the Black Hills Surgery Center lot from Medium Density Residential District to Office Commercial. The applicant has also submitted a Comprehensive Plan Amendment to the South Robbinsdale Neighborhood Future Land Use Plan to change the land use designation for the same area from Medium Density Residential District to Office Commercial District with a Planned Commercial Development. (See companion items #02RZ062, #02CA053 and #02PD056.)

STAFF REVIEW:

Staff has reviewed the Layout, Preliminary and Final Plat and has noted the following considerations:

Non-access Easement: The Engineering Division has indicated that the plat document must be revised to show a non-access easement along Fifth Street. In addition, a non-access easement must be shown along the southeast corner of Lot 33R for a distance of 85 feet as it abuts Annamaria Drive, extending west from Fifth Street. Staff is recommending that the plat document be revised prior to Final Plat approval by the City Council. **The revised plat document submitted on November 8, 2002 shows the non-access easement(s) as requested.**

Plat Labeling: Prior to Final Plat approval by the City Council, the plat document must be revised to show the correct spelling of "Annamaria Drive". Currently, the plat shows the street name as "Anamaria Drive". **The revised plat document submitted on November 8, 2002 shows the correct spelling of "Anamaria Drive".**

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Geotechnical Information: The Engineering Division has indicated that a geotechnical analysis of a steep slope located along the east lot line of proposed Lot 32R must be submitted for review and approval. In addition, water and sewer line plans and profiles must be submitted for review and approval. In particular, the plans must identify if existing service lines will be impacted by the proposed addition to the Black Hills Surgery Center located on Lot 32R and identify modifications to the plans and profile as needed. **The Engineering Division has also indicated that the utility plans must demonstrate that adequate water flows are available for the proposed expansion.**

Easement Identification: Currently, a major drainage easement is located on Lot 33. As previously indicated, a portion of Lot 33 is being incorporated into Lot 6R and Lot 32R. Reconfiguring the lots as proposed will result in the major drainage easement being separated between the three lots. The Engineering Division has indicated concern that the drainage easement may not function correctly with the separation. In addition, the applicant's site plan submitted with the associated Major Amendment to the Planned Commercial Development identifies the relocation of a portion of the parking lot within a portion of the drainage easement. Staff is recommending that the applicant submit a drainage plan demonstrating that this portion of the drainage easement is no longer needed or that the site plan be revised accordingly. In addition, the Engineering Division has indicated that the drainage plan must demonstrate that the drainage easement located on Lot 6R is no longer needed and, as such, this portion of the drainage easement must be vacated or the plat document must be revised to eliminate that portion of the property currently identified as a major drainage easement from proposed Lot 6R. **As previously indicated, the applicant has submitted a revised plat eliminating proposed Lot 6R from the plat document. In addition, the applicant submitted a revised drainage plan as requested. The Engineering Division has reviewed the revised drainage plan and, other than minor revisions, has indicated approval of the plan.**

In addition, a utility easement currently exists along the "previous lot line" as shown on the plat document. The utility easement must be shown on the plat or vacated via the plat document. If the applicant is proposing to vacate the utility easement, then all of the affected utility companies must concur with the vacation request.

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