

STAFF REPORT

March 27, 2003

No. 03PL024 - Layout, Preliminary and Final Plat

ITEM 29

GENERAL INFORMATION:

PETITIONER	Nathan A. Barton of Wasteline, Inc. for Pine Lawn Memorial Park, Inc.
REQUEST	No. 03PL024 - Layout, Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	Lot B of "Lots A & B, Section 14, T1N, R7E", less Lot H1-E ² SW ⁴ 14-1-7 and less Lot H1-Lot B SW ⁴ 14-1-7, all located in the SW1/4 of Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 of Lot B and Lot B-R, Lot B SW ⁴ 14-1-7, all located in the SW1/4 of Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.145 acres
LOCATION	4480 South Highway 16
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Agriculture District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	None exist
DATE OF APPLICATION	2/13/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Layout, Preliminary and Final Plat be denied without prejudice.

GENERAL COMMENTS:

The applicant is proposing to subdivide the subject property into two lots to be known as Lot B-R and Lot 1 of Lot B. Currently, U.S. Highway 16 right-of-way separates the property into two parcels. The northern lot, Lot B-R, is also bordered on the west side by Tower Road.

The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to improve U.S. Highway 16, Tower Road and an access easement located along the south lot line of proposed Lot 1 of Lot B. (See companion item #03SV010.)

STAFF REPORT

March 27, 2003

No. 03PL024 - Layout, Preliminary and Final Plat

ITEM 29

On March 17, 2003, the City Council denied a Rezoning request to change the zoning designation on the subject property from General Agriculture District to General Commercial District. In addition, the City Council denied a Planned Development Designation for the property that was previously approved by the Planning Commission and subsequently appealed to the City Council.

STAFF REVIEW:

During the review of the Layout, Preliminary and Final Plat, staff noted that the plat document does not show the location of adjacent right-of-way(s) as required by Chapter 16.20 of the Rapid City Municipal Code. In addition, a site plan has not been submitted showing the location of exiting utilities adjacent to the subject property. As such, the proposed Preliminary and Final Plat and the associated Variance to the Subdivision Regulations request can not be adequately reviewed. In addition, the plat document was not prepared by a licensed land surveyor as required by South Dakota Codified Law. As such, staff did not perform a complete review of the proposed Layout, Preliminary and Final Plat.

Staff is recommending that the Layout, Preliminary and Final Plat be denied without prejudice to allow the applicant to submit additional information as identified and to submit a revised plat document prepared by a licensed surveyor as required by South Dakota Codified Law.