

STAFF REPORT

May 8, 2003

No. 03PL045 - Preliminary and Final Plat

ITEM 8

GENERAL INFORMATION:

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| PETITIONER | Michael Hanson for Kent Hagg Esq. for Burnell A. Lutz |
| REQUEST | No. 03PL045 - Preliminary and Final Plat |
| EXISTING LEGAL DESCRIPTION | Lot K1-E of Lot K-1 in Marshall Heights Tract, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Lots A and B of Lot K1-E of Lot K-1 in Marshall Heights Tract, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately .510 acres |
| LOCATION | 1903 North Maple Avenue |
| EXISTING ZONING | General Commercial District |
| SURROUNDING ZONING | |
| North: | Shopping Center II |
| South: | Medium Density Residential District |
| East: | General Commercial District |
| West: | General Commercial District |
| PUBLIC UTILITIES | City Sewer and Water |
| DATE OF APPLICATION | 04/11/2003 |
| REPORT BY | Tom Kurtenbach |

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be continued to the May 22, 2003 Planning Commission Meeting to allow the applicant to submit additional information.

GENERAL COMMENTS: The applicant is proposing to split an approximate 0.5 acre parcel into two lots. The subject property is located north of Knollwood Drive and west of Maple Avenue. A convenience store with fuel sales currently occupies the subject property. The applicant is proposing to split the lot to allow on sale liquor sales in close proximity to fuel sales. Currently, the Rapid City Municipal Code does not allow on sale liquor sales within 100 feet of fuel sales on the same lot.

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

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Drainage: Based on information submitted by the applicant, the Engineering staff has recommended that a Major Drainage easement be identified on the north end of proposed Lot A. Engineering staff recommends that the Preliminary and Final Plat be continued to allow the applicant to revise the plat identifying a major drainage easement on the plat.

Sewer and Water Services: Information submitted by the applicant does not identify water and sewer service lines to proposed Lots A and B. This information is necessary to verify whether each lot will have dedicated service lines, or whether a common service line is planned for the development. The applicant has requested a Special Exception to the Utility Design Criteria Manual to allow one main to service both lots. If a "private main" is planned to serve the subject property, Engineering staff recommends that plans prepared by a Registered Professional Engineer be submitted for review and approval. Generally, shared service lines have proven problematic, and staff does not support their use. Additionally, the applicant shall submit information identifying the location, size and construction material for the water and sewer service lines to each proposed lot. Staff recommends that the proposed plat be continued to allow the applicant to submit the required water and sewer system information.

Access: Currently access to the subject property is provided from Knollwood Drive and Maple Avenue. The access point along Knollwood Drive is currently less than 50 feet from Maple Avenue. The applicant has requested a Special Exception to the Street Design Criteria Manual allowing the Knollwood access point to remain as it is currently constructed. Currently, a second access point to the subject property exists along Maple Avenue. Engineering staff has recommended that a joint access location be identified to provide future access from Maple Avenue to proposed Lots A and B. Staff recommends that the proposed plat be continued to allow the applicant to submit the required access information.

Subdivision Name: The Pennington County Register of Deeds staff recommended that the applicant submit a new subdivision name for review and approval. Staff recommends that prior to Final Plat approval by the City Council, a new subdivision name shall be submitted for review and approval.

Knollwood Drive and Maple Avenue Rights of Way: The plat submitted by the applicant does not identify the Knollwood Drive and Maple Avenue right of way widths. Staff recommends that prior to Final Plat approval by the City Council, the plat shall be revised to identify the right of way widths for these streets.

Staff recommends that the Preliminary and Final Plat be continued to the May 22, 2003 Planning Commission Meeting to allow the applicant to submit additional information as outlined above.