

STAFF REPORT  
November 23, 2005

---

**No. 05PL207 - Preliminary Plat**

**ITEM 18**

---

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying for Atlantis LLC
REQUEST	<b>No. 05PL207 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Lots 1 and 2, Tract F, W-Y Addition, less Lot H-1, Lot 1, Tract F and less lot H-1, Lot 2, Tract F and including a portion of DM&E Railroad Right-of-Way, all located in the SW1/4 SW1/4, Section 27, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1, Atlantis Subdivision, formerly Lots 1 and 2, Tract F, W-Y Addition, less Lot H-1, Lot 1, Tract F and less lot H-1, Lot 2, Tract F and including a portion of DM&E Railroad Right-of-Way, all located in the SW1/4 SW1/4, Section 27, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.04 acres
LOCATION	At the southeast corner of the intersection of Interstate 90 and Elk Vale Road
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Box Elder
South:	General Commercial District
East:	Heavy Industrial District (Pennington County)
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/28/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Preliminary Plat be approved with the following stipulations:

1. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along Elk Vale Road and the I-90 service road as they abut the subject property.

STAFF REPORT  
November 23, 2005

---

**No. 05PL207 - Preliminary Plat**

**ITEM 18**

---

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to consolidate two lots and a portion of the D.M. & E. Railroad Right-of-way into one 5.04 commercial lot. (Please note that the property located directly north of the subject property is located in the City limits of Box Elder.

On October 6, 2005, the City Council approved a Layout Plat to create the 5.04 acre commercial lot as shown on this Preliminary Plat. In addition, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along Elk Vale Road and the I-90 service road,

The subject property is located at the southeast corner of the intersection of Elk Vale Road and the I-90 service road. Currently, a hotel and restaurant are under construction on the subject property. In addition, a hotel and lounge are being constructed on the adjacent lot located in Box Elder.

STAFF REVIEW:

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

Non-Access Easement: Access to the subject property is being extended from the I-90 service road and across the lot located in the City limits of Box Elder to the subject property. As such, staff is recommending that upon submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along the balance of the I-90 service road and Elk Vale Road as they abut the subject property.

Subdivision Improvements: As noted above, a Variance to the Subdivision Regulations was previously granted by the City Council waiving the requirement to improve Elk Vale Road and the I-90 service road. In addition, a grading plan, drainage information and a utility plan were submitted and reviewed and approved as a part of the previously approved building permit. As such, all subdivision improvements specific to the subject property have been completed.

Staff believes the proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.