

STAFF REPORT  
January 10, 2008

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**No. 07PL170 - Preliminary Plat**

**ITEM 75**

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GENERAL INFORMATION:

|                               |   |
|-------------------------------|---|
| APPLICANT                     | Jackson Park, LLC   |
| AGENT                         | FMG, Inc.   |
| PROPERTY OWNER                | Jackson Park, LLC   |
| REQUEST                       | <b>No. 07PL170 - Preliminary Plat</b>   |
| EXISTING<br>LEGAL DESCRIPTION | Lot 1 of Lot A of the SE1/4 of the SW1/4, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota   |
| PROPOSED<br>LEGAL DESCRIPTION | Lots 1 and 2 of Ray Kraemer Subdivision, formerly Lot 1 of Lot A of the SE1/4 of the SW1/4, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE                | Approximately 0.62 acres  |
| LOCATION                      | Northwest of the intersection of Jackson Boulevard and Central Boulevard  |
| EXISTING ZONING               | Office Commercial District  |
| SURROUNDING ZONING            |   |
| North:                        | Flood Hazard District   |
| South:                        | Flood Hazard District - Low Density Residential District  |
| East:                         | Office Commercial District  |
| West:                         | Flood Hazard District   |
| PUBLIC UTILITIES              | City water and sewer  |
| DATE OF APPLICATION           | 12/14/2007  |
| REVIEWED BY                   | Travis Tegethoff / Mary Bosworth  |

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, construction plans shall be submitted for review and approval for the access easement or a Variance to the Subdivision Regulations shall be approved;
2. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
3. Upon submittal of a Final Plat application, surety for any required subdivision

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improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

**GENERAL COMMENTS:**

The applicant has submitted a Preliminary Plat to split a commercial lot into two lots. On December 19, 2005, City Council approved a parking agreement (LF121405-07) with Jackson Park, LLC that included the donation of proposed Lot 2 to the City of Rapid City for the expansion of the Rapid City Park System. In addition, the applicant has submitted a Variance to the Subdivision Regulations (#07SV069) to waive the requirement to construct pavement, curb, gutter, water, sewer, sidewalk, and street light conduit along the access easement as per Chapter 16.16 of the Rapid City Municipal Code.

The property is zoned Office Commercial and an office building and parking lot is currently constructed on the property.

**STAFF REVIEW:**

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

**Access Easement:** Staff noted that an access easement was recorded at the Pennington County Register of Deeds office on January 2, 2007 to provide access to proposed Lot 2 of Kraemer Subdivision. However, the applicant is required to construct a commercial street with 26 feet of paved surface, curb, gutter, sidewalk, street light conduit, water and sewer per the Rapid City Street Design Criteria Manual to provide access the proposed Lot 2 or obtain a Variance to the Subdivision Regulations. Staff noted the applicant has submitted a Variance to the Subdivision Regulations (#07SV069) to waive the requirement to construct pavement, curb, gutter, water, sewer, sidewalk, and street light conduit along the access easement as per Chapter 16.16 of the Rapid City Municipal Code. Staff recommends that prior to Preliminary Plat approval by the City Council, construction plans shall be submitted for review and approval along the access easement or a Variance to the Subdivision Regulations shall be approved.

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