

STAFF REPORT  
May 27, 2010

---

**No. 10PL027 - Preliminary Plat**

**ITEM 16**

---

GENERAL INFORMATION:

|                               |   |
|-------------------------------|---|
| APPLICANT/AGENT               | Dream Design International, Inc.  |
| PROPERTY OWNER                | Mollers Limited Partnership   |
| REQUEST                       | <b>No. 10PL027 - Preliminary Plat</b>   |
| EXISTING<br>LEGAL DESCRIPTION | Lots 1 thru 21 and the vacated alley of Block 1 of Brennen & Sweeney Addition of Section 6, T1N, R8E; Lot 1 of Eastbrooke Subdivision, a portion of the S1/2 of the vacated St. Louis Street right-of-way, a portion of the east 10 feet of the vacated Racine Street right-of-way and Tract B of the SE1/4 of the SW1/4, all located in the SE1/4 of the SW1/4 of Section 31, T2N, R8E, and in the NE1/4 of the NW1/4 of Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED<br>LEGAL DESCRIPTION | Lots 1R and 3, Eastbrooke Subdivision, all located in the SE1/4 of the SW1/4 of Section 31, T2N, R8E, & in the NE1/4 of the NW1/4 of Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota  |
| PARCEL ACREAGE                | Approximately 8.762   |
| LOCATION                      | North of East Omaha Street between Waterloo Street and LaCrosse Street  |
| EXISTING ZONING               | Medium Density Residential District - General Commercial District   |
| SURROUNDING ZONING            |   |
| North:                        | Medium Density Residential District (Planned Residential Development)   |
| South:                        | General Commercial District   |
| East:                         | Medium Density Residential District - General Commercial District   |
| West:                         | Flood Hazard District   |
| PUBLIC UTILITIES              | City sewer and water  |
| DATE OF APPLICATION           | 4/30/2010   |
| REVIEWED BY                   | Vicki L. Fisher / Ted Johnson   |

STAFF REPORT  
May 27, 2010

---

**No. 10PL027 - Preliminary Plat**

**ITEM 16**

---

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the June 10, 2010 Planning Commission meeting.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to consolidate 23 lots into two lots to be known as Lot 1R and Lot 3 of Eastbrooke Subdivision. The Preliminary Plat also identifies the vacation of the north 269 feet of Racine Street as it abuts the property, the vacation of a portion of an eight foot wide utility and drainage easement located along Racine Street, the vacation of a public utility easement located along the north lot line of proposed Lot 1R and the vacation of a 10 foot wide Black Hills Power and Light Easement extending through proposed Lot 3.

The applicant has also submitted a Rezoning request (File #10RZ035) to change the zoning designation of proposed Lot 1R to Office Commercial District and a Rezoning request (File #10RZ034) to change the zoning designation on a portion of proposed Lot 3 to General Commercial District. In addition, the applicant has submitted four Comprehensive Plan Amendments to the Future Land Use Plan to change the future land use designation on 1.732 acres from Medium Density Residential to General Commercial with a Planned Commercial Development (File #10CA013), to change the future land use designation on 3.039 acres from Mobile Home Park to General Commercial with a Planned Commercial Development (File #10CA014), to change the future land use designation on 1.562 acres from Medium Density Residential to Office Commercial with a Planned Commercial Development (File #10CA015) and to change the future land use designation on 1.68 acres from Mobile Home Park to Office Commercial with a Planned Commercial Development (File #10CA016).

On December 5, 2005, the City Council approved a Vacation of Section Line Highway request (File #05VR012) to vacate the section line highway extending through proposed Lot 3.

On April 9, 2010, the applicant submitted a Vacation of Right-of-way request (File #10VR002) to vacate the north 269 feet of Racine Street as it abuts the property.

The property is located north of East Omaha Street between South Waterloo Street and LaCrosse Street. The property is currently void of any structural development.

STAFF REVIEW:

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

Streets Plans: Chapter 16.20.040 of the Rapid City Municipal Code states that a plan and profile of the existing streets located adjacent to the property be submitted for review and approval. The information is required in order to identify the appropriate access point(s) to the property, potential utility connections that may be needed and identify Variances to the Subdivision Regulations and Exceptions to the Street Design Criteria Manual that may be needed as a part of the platting process.

East Omaha Street is located along the south lot line, LaCrosse Street is located along the

STAFF REPORT  
May 27, 2010

---

**No. 10PL027 - Preliminary Plat**

**ITEM 16**

---

east lot line, Waterloo Street is located along the west lot line of proposed Lot 1R and Racine Street is located along a portion of the west lot line of proposed Lot 3. To date, a plan and profile of these existing streets has not been submitted for review and approval as required. Staff recommends that the Preliminary Plat be continued to allow the applicant to submit the information pursuant to Chapter 16.20.040 of the Rapid City Municipal Code.

Currently, LaCrosse Street is located within an 80 foot wide right-of-way. However, the street is classified as a principal arterial street requiring that it be located within a minimum 100 foot wide right-of-way. As such, staff recommends that the Preliminary Plat be continued to allow the applicant to revise the plat document dedicating an additional 10 feet of right-of-way along LaCrosse Street or a Variance to the Subdivision Regulations must be obtained.

Utilities: Topographic information showing private on-site utilities and some private and public utilities located in the adjacent street rights-of-way has been submitted for review and approval. However, a complete Utility Plan must be submitted for review and approval showing all private and public utilities located on the property and within the adjacent street rights-of-way. As such, staff recommends that the Preliminary Plat be continued to allow the applicant to submit a Utility Plan as required.

As previously indicated, the applicant is proposing to vacate the north 269 feet of Racine Street as it abuts the property, an eight foot wide utility and drainage easement located along Racine Street, a public utility easement located along the north lot line of proposed Lot 1R and a 10 foot wide Black Hills Power and Light Easement. Currently, utilities exist within portions of the right-of-way and easements. The applicant has indicated that the utilities within these easements will be relocated. The applicant should be aware that any existing or abandoned on-site services or private mains must be capped and abandoned at the main in accordance with City polity if not utilized for foreseeable future improvements. Staff recommends that the Preliminary Plat be continued to allow the applicant to submit plans for the removal of the utilities as identified. In addition, prior to submittal of a Final Plat application, the utilities must be removed or the plat document must be revised to secure the existing utilities within a utility easement.

Zoning: Proposed Lot 1R and the north half of proposed Lot 3 are currently zoned Medium Density Residential District. The south half of proposed Lot 3 is zoned General Commercial District. As previously indicated, the applicant has submitted a Rezoning request (File #10RZ035) to change the zoning designation of proposed Lot 1R from Medium Density Residential District to Office Commercial District and a Rezoning request (File #10RZ034) to change the zoning designation on a portion of proposed Lot 3 from Medium Density Residential District to General Commercial District. In addition, the applicant has submitted four Comprehensive Plan Amendments to the Future Land Use Plan to change the future land use designation on 1.732 acres from Medium Density Residential District to General Commercial District with a Planned Commercial Development (File #10CA013), to change the future land use designation on 3.039 acres from Mobile Home Park District to General Commercial District with a Planned Commercial Development (File #10CA014), to change the future land use designation on 1.562 acres from Medium Density Residential District to Office Commercial District with a Planned Commercial Development (File #10CA015) and to change the future land use designation on 1.68 acres from Mobile Home Park District to

STAFF REPORT  
May 27, 2010

---

**No. 10PL027 - Preliminary Plat**

**ITEM 16**

---

Office Commercial District with a Planned Commercial Development (File #10CA016).

The proposed lot sizes comply with the existing and proposed zoning of the property. Please note that in a residential district, only one principal use is allowed. In addition, the residential structure is deemed to be the sole principal use on the lot on which it is situated.

Access: Access to proposed Lot 3 must be taken from Racine Street, the lesser traveled street, or an Exception must be obtained in accordance with the Street Design Criteria Manual. In addition, an existing retaining wall and the existing grades along LaCrosse Street limit access from LaCrosse Street. The plat document must also be revised to provide non-access easements along Omaha Street and Lacrosse Street and to provide corner clearance and driveway separation and offset as per the Street Design Criteria Manual or an Exception must be obtained.

Floodplain: A portion of Lot 1 is located within the 100 year Federally designated Floodplain. The proposed plat identifies this area as a "Zone AE" special flood hazard area. The applicant should be aware that a Floodplain Development Permit must be obtained prior to any construction within this area.

Staff recommends that the Preliminary Plat be continued to the June 10, 2010 Planning Commission meeting to allow the applicant to submit the required information.