

STAFF REPORT  
June 10, 2004

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**No. 04PL065 - Preliminary Plat**

**ITEM 3**

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GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Lazy P-6 Properties, LLC
REQUEST	<b>No. 04PL065 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 1 SW1/4 NW1/4, Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 of South Gate Subdivision, Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.4 acres
LOCATION	East of 5th Street along Sidewinder Boulevard
EXISTING ZONING	Office Commercial District
SURROUNDING ZONING	
North:	Office Commercial District
South:	General Commercial District w/Planned Development Designation
East:	Office Commercial District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	05/14/2004
REVIEWED BY	Vicki L. Fisher / Curt Huus

RECOMMENDATION:

Staff recommends that the Preliminary Plat be approved with stipulations:

1. Prior to Preliminary Plat approval by the City Council, storm sewer capacity along the north lot line shall be verified. In addition, an overflow channel shall be provided if necessary;
2. Prior to Preliminary Plat approval by the City Council, the adjacent property owner shall sign the petition to vacate the section line highway located along the west lot line of the subject property. In addition, the entire section line highway shall be vacated or a Variance to the Subdivision Regulations shall be obtained to allow half a right-of-way;
3. Upon submittal of the Final Plat, the plat document shall be revised to show a non-access easement along Sidewinder Boulevard as per the Street Design Criteria Manual. In addition, the plat document shall be revised to provide a shared approach in the southeast corner of the subject property as shown on the Layout Plat;
4. Upon submittal of the Final Plat, the plat document shall be revised to show the name of Sidewinder Boulevard as Stumer Road;

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5. Prior to submittal of the Final Plat, the plat document shall be revised to show an alternate subdivision name as reviewed and approved by the Register of Deed's Office. In addition, the plat document shall be revised to show "located in" or "formerly" in the plat title;
6. Prior to submittal of a Final Plat, the plat document shall be revised to show title certificates for a Final Plat;
7. Prior to Preliminary Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and
8. Upon submittal of the Final Plat, surety for the design and construction of Sidewinder Boulevard for any required subdivision improvements that are not a part of the Fifth Street construction project shall be posted and the subdivision inspection fee shall be paid.

**GENERAL COMMENTS:**

The applicant has submitted a Preliminary Plat to create a 1.3377 acre commercial lot. The property is located along the east side of the Fifth Street right-of-way approximately 600 feet north of Catron Boulevard and is currently void of any structural development.

On March 3, 2003, the City Council approved a Layout Plat to subdivide approximately 40 acres into 23 commercial lots. The Layout Plat included the subject property.

**STAFF REVIEW:**

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

**Drainage:** The storm sewer capacity along the north lot line must be verified. In addition, an overflow channel must be provided if necessary. Staff is recommending that the drainage information be submitted for review and approval prior to Preliminary Plat approval by the City Council.

**Section Line Highway:** A section line highway is located along the west lot line of the subject property. The Preliminary Plat identifies the propose vacation of the east half of the section line highway located on the subject property. However, the adjacent property owner must sign the petition to vacate the section line highway located along the west lot line of the subject property. In addition, the entire section line highway must be vacated or a Variance to the Subdivision Regulations must be obtained to allow half a right-of-way. Staff is recommending that the section line highway issue be addressed as identified prior to Preliminary Plat approval by the City Council.

**Sidewinder Boulevard:** An "H Lot" has been recorded for the construction of Fifth Street from its current northern terminus to Catron Boulevard. In addition, the "H Lot" included a small portion of numerous streets as they intersect with Fifth Street. In particular, the "H Lot" secured a 100 foot long right-of-way for the future construction of Sidewinder Boulevard that is located along the south lot line of the subject property. The "H Lot" also identified a non-access easement along this portion of Sidewinder Boulevard. As such, staff is recommending that the plat document be revised to show a non-access easement along Sidewinder Boulevard except for the shared approach to be located in the southeast corner of the subject property as identified on the Layout Plat. In addition, the plat document must

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be revised to show the shared approach. Staff is recommending that the plat document be revised as identified prior to submittal of the Final Plat.

The street located west of the subject property which aligns with Sidewinder Boulevard has previously been platted and named "Stumer Street". As such, the plat document must be revised to show this street as "Stumer Street" in order to provide street name continuity and improve emergency response time. Staff is recommending that upon submittal of the Final Plat, the plat document be revised to show the revised street name as identified.

Surety: As noted above, a portion of Sidewinder Boulevard was dedicated and is currently being constructed as a part of the City's Fifth Street construction project. The applicant is requesting to post surety for the design and construction of the balance of Sidewinder Boulevard, approximately 65 feet. As such, staff is recommending that surety be posted for both the design and construction of this small portion of Sidewinder Boulevard.

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