

## STAFF REPORT

October 26, 2000

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**PLAT #00PL080 - Lot Split**

**ITEM 3**

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GENERAL INFORMATION:

PETITIONER	Fisk Engineering for John and Elaine Kunze
REQUEST	<b>PLAT #00PL080 - Lot Split</b>
LEGAL DESCRIPTION	Lots 1 and 2 of Kunze Subdivision located in (and formerly all of) Lot G of Lot 2 of the SE1/4 SW1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.45 Acres
LOCATION	At the intersection of East Saint Charles Street and Creek Drive
EXISTING ZONING	Light Industrial District-Flood Hazard District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Flood Hazard District
West:	General Commercial District-Light Industrial District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Lot Split be **continued to the November 9, 2000 Planning Commission meeting to allow Staff to complete their review of new information submitted by the petitioner.**

GENERAL COMMENTS: **This Staff Report has been revised as of October 17, 2000. New or revised text is shown in bold print. This Lot Split was continued by the Planning Commission at the September 21, 2000 and October 5, 2000 Planning Commission meetings at the request of the petitioner.** This Lot Split has been submitted to subdivide an existing 4.3 acre parcel of land into two new lots. Proposed Lot 1 will be .881 acres in size and is the location of a house and a number of outbuildings. Proposed Lot 2 will be 3.57 acres in size and will be available for development. The subject property is zoned Light Industrial. Due to the fact that subdivision improvements are required, this plat must be treated as a Layout, Preliminary and Final Plat rather than a Lot Split. Due to the number and nature of outstanding issues, Staff is recommending that the plat be considered as a Layout Plat only at this point.

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The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail that is provided. All specific details of the subdivision may not be addressed at the Layout Plat but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the City Code or the Street Design Criteria Manual will require a formal variance request or a special exception, whichever is applicable.

STAFF REVIEW: Staff has reviewed this plat and has identified the following requirements and issues:

Water Main Extension: The Engineering Division has noted that currently the city water main along Creek Drive does not extend to this property. As part of this platting, the subdivider will be required to extend the water main to the south end of Lot 2.

Topographic/Grading/Floodway: An earlier Staff Report noted that topographic information was still needed from the petitioner. In actuality, this information had been submitted with the original application but Staff inadvertently misplaced the data. The previous Staff Report also stated that a grading plan was needed as part of the platting process. The petitioner has discussed this matter with the Engineering Division who has now indicated that this drainage plan can be provided upon issuance of a building permit. The floodway limits must still be shown on the plat and a Major Drainage Easement will need to be provided along the floodway limits for Rapid Creek.

Shared Approaches: The Transportation Planning Staff and Engineering Division Staff have noted that shared approaches will need to be developed as part of this plat. A shared approach between Lots 1 and 2 will be required as will a shared approach between Lot 2 and Lot H to the south. **The petitioner wishes to develop an alternative to the shared approach that is acceptable to the City. The Engineering Division is currently reviewing the latest proposal from the petitioner regarding this approach.**

Proposed Site Plan: The applicant submitted a site plan in conjunction with this plat request proposing two large rectangular buildings on proposed Lot 2. There has not been a sufficient level of information submitted to allow Staff to perform a site plan review typically associated with a building permit submittal. Therefore, Staff wants to make it clear to the petitioner that approval of this plat in no way means approval of the proposed site plan. The proposed site plan will need to be refined and submitted through the building permit process. Despite this, the Fire Department **originally** noted that based upon the rough site plan it will be impossible to achieve access to all portions of the buildings within 150 feet of a paved surface. **A new site plan has been submitted by the petitioner and reviewed by the Fire Department.**

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**The Fire Department again, however, has indicated that adequate access is not being provided to all portions of the proposed buildings.**

Staff was originally prepared to recommend approval as a Layout Plat with stipulations at the September 21, 2000 Planning Commission meeting. However, the petitioner at that time requested that this plat be continued to allow further study of Staff's concerns. Staff is again recommending that this Lot Split request be continued in order to allow Staff to complete review of the new information submitted by the petitioner and to allow the petitioner to respond to that feed back.