

STAFF REPORT

October 26, 2000

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**PLAT #00PL086 - Preliminary and Final Plat**

**ITEM 5**

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GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	<b>PLAT #00PL086 - Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Lots 10A and 10B of Lot 10 of Tract E of Deadwood Avenue Tract, formerly all of Lot 10 of Tract E of Deadwood Avenue Tract located in the NE1/4 NW1/4 of Section 34, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 8.31 Acres
LOCATION	At the intersection of Deadwood Avenue and Plant Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	Light Industrial District
East:	General Commercial District - Light Industrial District
West:	General Commercial District - Light Industrial District
PUBLIC UTILITIES	To Be Extended
REPORT BY	Bill Lass

RECOMMENDATION: **Staff recommends that the Preliminary and Final Plat be approved with the following stipulations:**

Engineering Division Recommendations:

1. Prior to City Council approval of the Preliminary Plat, non-access easements shall be provided along all property frontage except for approved approach locations;
2. Prior to City Council approval of the Preliminary Plat, the plat shall be revised to reflect the approach to Lot 10B as a shared approach on the lot line of Lot 10A and 10B;
3. Prior to City Council approval of the Preliminary Plat the petitioner shall provide for Staff Review all necessary grading and drainage plans. All site drainage must be directed to rights-of-way without adverse impacts to adjoining properties. Additionally, the plat shall be revised to reflect required drainage easements; and,
4. Prior to City Council review of the Preliminary Plat all red-line corrections to the plans shall be made.

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GENERAL COMMENTS: **This Staff Report has been revised as of October 18, 2000. New or revised text is shown in bold print.** The petitioner has submitted a Preliminary and Final Plat to split an existing 8.26 acre lot into two new lots – Lot 10A and Lot 10B. Lot 10A will be approximately six acres in size and is currently the location of a strip mall. Lot 10B will be approximately 2.3 acres in size and is undeveloped. All of the subject property is zoned General Commercial.

A Layout Plat for this property was approved by the City Council on March 20, 2000. The Layout Plat at that time differed somewhat from the current plat in that a total of four lots were being proposed rather than just two lots. The former Layout Plat was approved with a number of stipulations which are still applicable. These stipulations are discussed below in the Staff Review portion of this report. Most of the stipulations **had not been addressed when this plat was originally applied for and so on September 21, 2000 the Planning Commission continued action on the plat to October 26. The petitioner has now submitted the majority of the required information thereby allowing Staff to offer a recommendation of approval.**

STAFF REVIEW: The Layout Plat approved by the City Council on March 20 carried nine stipulations. **The September 21 Staff Report noted that five of these stipulations had not yet been met. These five stipulations and the current status of compliance are as follows:**

- The provision of non-access easements at various locations including the northwest and southwest property corners. The non-access easements must be extended 105 feet in either direction along these two corners of the property. – **The Traffic Engineering Division has indicated that non-access easements are actually needed along all street frontage except for approved approach locations.**
- The provision of a grading plan, topographic information and a drainage plan with necessary drainage easements as identified by the Engineering Division. The drainage plan must route all site drainage to rights-of-way without adverse impacts to adjoining properties. Some drainage improvements may be required. – **The petitioner has submitted topographic information which the Engineering Division has reviewed. Based upon this review, the Engineering Division still requires all necessary grading and drainage plans. All site drainage must be directed to rights-of-way without adverse impacts to adjoining properties. Additionally, the plat shall be revised to reflect required drainage easements.**
- All approach locations along Plant Street shall be submitted for review and approval. – **This information has been submitted and the Traffic Engineer has indicated that the plat must be revised to reflect the one access to Lot 10B as being a shared access with Lot 10A.**

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- Upon Preliminary Plat submittal, the plat shall be revised showing Plant Street as Industrial Avenue. – **This requirement was originally noted by the Building Inspections Division. Plant Street currently runs east/west and then turns north/south along the western margin of the subject property. The street currently named “Industrial Avenue” runs north/south but ends south of the subject property very near the point where Plant Street turns north. In keeping with City street naming and addressing practices, the Building Inspections Division noted that the street bordering on the west side of the subject property should be renamed from “Plant Street” to “Industrial Avenue.” In this way there would be two separate streets, each running in opposite cardinal directions, and each with a distinctive street name. Upon further review of this issue, however, Staff has noted that this plat is not the appropriate time to rename the street. This is because the street renaming will affect several property owners on the opposite side of the street. Therefore, Staff has eliminated this stipulation as the street renaming will need to be done at a later time as a separate action from this plat.**
- The required fire hydrant design plan showing the location of fire hydrants and water lines shall be submitted for review and approval. – **This information has been submitted, reviewed and approved by the Fire Department.**

Other Issues: Plans for the construction of sanitary sewer along Plant Street have been submitted. **Some minor red-line changes are needed to these plans.** As noted in the Layout Plat, sidewalks would typically be required where this property abuts Plant Street, Lien Street and Deadwood Avenue. However, in December, 1996 the City Council granted a Subdivision Variance waiving the sidewalk improvements for this property. Although not a platting requirement, the Air Quality Office has indicated that an Air Quality Permit is needed prior to any development work or construction in excess of one acre.

**Staff has reviewed this Preliminary and Final Plat and has found it to be in general compliance with all applicable zoning and subdivision regulations assuming compliance with the noted stipulations.**