

# STAFF REPORT

January 4, 2001

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**PLAT #00PL125 - Lot Split**

**ITEM 25**

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GENERAL INFORMATION:

|                    |   |
|--------------------|---|
| PETITIONER         | Gary Renner for Mike Wieseler   |
| REQUEST            | <b>PLAT #00PL125 - Lot Split</b>  |
| LEGAL DESCRIPTION  | Lot A1 and Lot A2 of Lot 9 of Block 2 of Century Park Subdivision (formerly Lot A of Lot 9 of Block 2 of Century Park Subdivision) located in the SW1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE     | Approximately 5.029 Acres   |
| LOCATION           | Between Samco Road and Rand Road north of Commerce Road   |
| EXISTING ZONING    | Light Industrial District   |
| SURROUNDING ZONING |   |
| North:             | Light Industrial District   |
| South:             | Light Industrial District and General Commercial District   |
| East:              | Light Industrial District   |
| West:              | Light Industrial District and General Commercial District   |
| PUBLIC UTILITIES   | City Water and Sewer  |
| REPORT BY          | Blaise Emerson  |

RECOMMENDATION: Staff recommends that the Lot Split be continued to the January 25, 2001 Planning Commission meeting to allow time for the applicant to submit additional information.

GENERAL COMMENTS: The applicant is requesting to subdivide a 5.029 acre light industrial lot into two lots. The property abuts Samco Road on the west and Rand Road on the east. Currently, there is no development on the site. A major drainage crosses the southern portion of the property.

STAFF REVIEW: Staff has reviewed the Preliminary and Final Plat and has noted the following considerations:

Drainage - Staff is requesting that complete drainage plans including all drainage flows coming to and through the site are to be provided. As part of this plan, a complete topographic and grading plans need to be submitted. The topographic information needs to include street and storm sewer and sufficient information on adjacent lots for a complete

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drainage evaluation. Based on the drainage plan, additional improvement may be needed to be constructed or additional easement may need to be granted.

Other site information that must be provided includes the location of all approaches and the location of all water and sewer mains and service lines. Staff would like to note that Rand Road is identified as a Collector Street on the Major Street Plan. An additional five feet of right-of-way will need to be dedicated along the Rand Road frontage.