

STAFF REPORT

January 4, 2001

PLAT #00PL130 - Lot Split

ITEM 31

GENERAL INFORMATION:

PETITIONER	Davis Engineering for Shooters, Inc.
REQUEST	PLAT #00PL130 - Lot Split
LEGAL DESCRIPTION	Lot 1 Revised Revised and Lot A Revised of R.C.L.D. Addition, formerly: Lot 1 Revised and Lot A of R.C.L.D. Addition, all located in: Government Lot 1 (NE1/4 NE1/4) of Section 3, T1N, R7E, BHM and the SE1/4 SE1/4 of Section 34, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.53 Acres
LOCATION	On Mountain View Road north of West Main Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the Lot Split be continued to the January 25, 2001 Planning Commission meeting to allow the petitioner time to provide additional required information.

GENERAL COMMENTS: This Lot Split request will replat the west 55 feet of Lot 1 Revised into Lot A. The site plan submitted with this request shows that Lot A Revised will be utilized for parking while Lot 1 Revised Revised has an existing building and parking lot. This reconfiguration of lots is being requested to allow the petitioner to sell this property.

STAFF REVIEW: Staff has reviewed this request and has noted that additional information must be provided. In conjunction with this Lot Split request the petitioner requested a waiver of the requirement to provide topographic mapping of the subject property. The Engineering Division has denied this request and is requiring that the applicant submit a topographic map identifying the location of all existing site improvements, utilities and easements. Engineering

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Staff has indicated that the existing 20 foot wide easement for access and utilities to all contiguous lots located on the south side of the subject property may not be adequate or be located to best serve the properties to the south and west. Additional access and utility easements may be required depending on the additional information provided. Staff is also requesting that additional right-of-way varying from five feet to 20 feet be dedicated along the Mountain View Road frontage. The Engineering Staff also noted that this site must meet all requirements of the Flood Plain Ordinance and elevation certificates will be required for any new construction.