

STAFF REPORT

July 5, 2001

PLAT #01PL056 - Preliminary and Final Plat

ITEM 53

GENERAL INFORMATION:

PETITIONER	Arleth & Associates for Thomas Walsh
REQUEST	PLAT #01PL056 - Preliminary and Final Plat
LEGAL DESCRIPTION	Day Inn Tract and Burger King Tract a subdivision of Lot 2 of the Trijowinn Subdivision, located in the NW1/4 of Section 2, T1N, R7E, B.H.M., City of Rapid City, Pennington County, South Dakota, as shown by the Plat recorded in Book 27 of Plats on Page 183.
PARCEL ACREAGE	Approximately 2.38 acres
LOCATION	Between West Kansas City Street and Jackson Boulevard
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 sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be continued to the August 9, 2001 Planning Commission meeting at the applicant's request.

GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat to subdivide the subject property into two commercial lots. Currently, Days Inn is located on "Days Inn Tract" and Burger King is located on "Burger King Tract". The property is located between West Kansas City Street and Jackson Boulevard.

On June 21, 2001, the applicant requested that this item be continued to the August 9, 2001 Planning Commission meeting.

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

Access: Jackson Boulevard is located along the east lot line and West Kansas City Street is located along the north lot line. In addition, a 24 foot wide access and utility easement is

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located along the west lot line. Jackson Boulevard is identified as a principal arterial road on the Major Street Plan requiring a minimum 100 foot of right-of-way. Currently, 65 feet of right-of-way is dedicated along this portion of Jackson Boulevard. Staff is recommending that an additional 17.5 foot of right-of-way be dedicated along the east lot line of the subject property. In addition, staff is recommending that a non-access easement be shown along Jackson Boulevard and West Kansas City Street except for the approved approach location(s).

The interior circulation between the parking lots for Burger King and Days Inn flow from one property to the other. As such, staff is recommending that a shared access easement be provided along the common lot line that separates the two properties. Staff is recommending that the plat be revised to show the additional right-of-way, the non-access easement(s) and the shared access easement prior to Final Plat approval.

Utility and Drainage Easement: The Engineering Division has indicated that a note must be placed on the plat identifying an eight foot utility and drainage easement on the interior side of all lot lines. Staff is recommending that the plat be revised to show the easement prior to Final Plat approval.

Staff believes that this proposed plat generally complies with all applicable zoning and subdivision regulations. However, staff is recommending that the plat be continued to the August 9, 2001 Planning Commission meeting as requested by the applicant.