

STAFF REPORT

August 9, 2001

PLAT #01PL055 - Preliminary and Final Plat

ITEM 3

GENERAL INFORMATION:

PETITIONER	Dream Design, Inc. for Legacy Land Company
REQUEST	PLAT #01PL055 - Preliminary and Final Plat
LEGAL DESCRIPTION	Tract A-1 and Tract B-1 a Replat of Tract A and Tract B of The Meadows Subdivision, located in the W1/2 of SE1/4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.24 acres
LOCATION	At the southwest corner of the Minnesota Street and Derby Lane intersection
EXISTING ZONING	Office Commercial District / Medium Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District
East:	Low Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: **Staff recommends that the Preliminary and Final Plat be continued to the August 23, 2001 Planning Commission meeting to allow the applicant to submit additional information.**

GENERAL COMMENTS: **(all changes are shown in bold) The applicant has submitted a Major Amendment to the Planned Commercial Development and a rezoning request to allow for the expansion of the existing funeral home. In reviewing, the these applications, staff has noted that additional information including revised grading and drainage plans, sidewalk plans, approach locations, and an emergency turnaround must be provided.**

The Rooks and Kirk Funeral Home is proposing to expand the lot they are currently located on at the corner of Minnesota Street and Derby Lane. The applicant is proposing to relocate a common lot line between two properties 140 feet south of the existing lot line. A proposed site plan has been submitted for an expansion to the funeral home.

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STAFF REVIEW: Staff has reviewed the request and has noted the following considerations:

Drainage - A major drainage is located along the east side of the property. The drainage handles the runoff from the residential development on both sides of the drainage. When the funeral home was originally constructed, a number of issues were identified relating to this drainage channel. A number of the issues were never resolved. Staff is requesting that plans be provided identifying how the drainage will be fixed to eliminate the problems.

Staff has identified that a sidewalk needs to be installed along the west side of Derby Lane. With the location of the park and soccer fields on the north side of Minnesota Street and the expanding residential development located to the south, a sidewalk is a necessity in this location.

Planned Commercial Development - The funeral home was allowed through a Planned Commercial Development. The portion of the property that is being incorporated into Tract 1-A will need to be rezoned to Office Commercial Zoning District and Major Amendment to the Planned Commercial Development will need to be approved to allow for the expansion. Also, the South Robbinsdale Neighborhood Area Future Land Use Plan will need to be amended. Staff has identified a number of issues with the proposed layout. The applicant is proposing a second approach onto Derby Lane. The Street Design Criteria Manual only allows a commercial business to have two approaches. The property already has access to Derby Lane and Minnesota Street. Also there are sight distance constraints that would limit the location of the proposed southern approach on Derby Lane. The additional runoff from the building addition and parking lot expansion will need to be collected and directed to the storm sewer. An on-site fire hydrant may be required as part of the expansion of the building. These issues along with the other requirements of the Planned Commercial Development will need to be addressed at time of the Major Amendment application.