

STAFF REPORT

August 9, 2001

No. 01PL065 - Preliminary and Final Plat

ITEM 5

GENERAL INFORMATION:

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| PETITIONER | D. C. Scott Co. |
| REQUEST | No. 01PL065 - Preliminary and Final Plat |
| LEGAL DESCRIPTION | Lot 4R of Polar Bear Subdivision formerly Lot 4 of Polar Bear Subdivision and unplatted land located in the NE1/4 SE1/4 of Section 7, Township 1 North, Range 8 East of the Black Hills Meridian, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 3.62 acres |
| LOCATION | At the southwest corner of the intersection of Sydney Drive and S.D. Highway 79 |
| EXISTING ZONING | Light Industrial District/General Commercial District |
| SURROUNDING ZONING | |
| North: | Light Industrial District |
| South: | General Commercial District |
| East: | Heavy Industrial District |
| West: | Medium Density Residential District |
| PUBLIC UTILITIES | City water and sewer |
| REPORT BY | Lisa Seaman |

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be **continued to the August 23, 2001 Planning Commission meeting to be considered in conjunction with the rezoning request and to allow staff time to review the site plan that was submitted on July 27, 2001.**

GENERAL COMMENTS: This Preliminary and Final Plat request has been submitted to increase the size of existing Lot 4 by shifting the south lot line south approximately 50 feet. The north 300 feet of the property is zoned Light Industrial Zoning District and the south 50 feet of the lot is currently zoned General Commercial Zoning District and Medium Density Residential Zoning District.

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

Television/phone cable in easement: The Engineering Division noted during a recent site inspection that an unidentified cable is currently laying on the ground, exposed, on the north side of the property. Staff is requesting that the applicant identify what service the cable provides so staff can determine if the cable should be buried in the designated utility easement or in the Sydney Drive right-of-way.

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Site Plan: The Fire Department has requested that the applicant provide a site plan showing the location of all existing and proposed structures, access locations and water lines on the subject property. The location of all fire hydrants within 500 feet of the subject property should also be included on the site plan.

Zoning: Lot 4 is currently zoned Light Industrial, while the 50 foot strip of land the applicant is proposing to incorporate into Lot 4 has two zoning designations. The east 400 feet of the 50 foot strip is zoned General Commercial Zoning District and the west 50.36 feet is zoned Medium Density Residential Zoning District. The 50 foot by 50.36 foot area currently zoned Medium Density Residential Zoning District does not meet the minimum lot size requirements of the Medium Density Residential Zoning District. Therefore, staff is recommending that prior to City Council approval of the Final Plat that the applicant rezone the area within the proposed Lot 4R that is currently designated Medium Density Residential Zoning District to Light Industrial Zoning District.