

STAFF REPORT

September 20, 2001

No. 01PL071 - Preliminary and Final Plat

ITEM 4

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 01PL071 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 1, 2 and 3 of Owen Hibbard Subdivision and Tish Drive Dedicated Right of Way, all located in Tract A of Tract 1 of W1/2 SW1/4, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 11.74 acres
LOCATION	U.S. Highway 16 north of Golden Eagle Drive and adjacent to the Old Marine Life
EXISTING ZONING	Public District-General Commercial District w/PCC-Office Commercial District w/PDD
SURROUNDING ZONING	
North:	Business Park District
South:	General Commercial District-Office Commercial District w/PDD
East:	General Commercial District
West:	General Agriculture District
PUBLIC UTILITIES	City water and sewer
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be continued to the **October 25, 2001** Planning Commission meeting to allow the applicant time to submit additional required information.

GENERAL COMMENTS: **This request was continued from the August 9, 2001 Planning Commission meeting. (Updates to the staff report are shown in bold.)** The applicant has submitted a Preliminary and Final Plat to subdivide a portion of a twenty acre tract into three lots. The property is located along U. S. Highway 16, north of the old Marine Life property. The Preliminary and Final Plat identifies the development of the northern most lots proposed as part of the Layout Plat for this subdivision. The Layout Plat that was approved by the City Council on March 19, 2001 differs slightly from this submittal in that the 0.63 acre Lot 3 was not identified on the Layout Plat. The applicant included Lot 3 as a part of this request because the landowner to the east has indicated an interest in purchasing the land between existing Lot E and the Tish Drive Right of Way.

STAFF REVIEW: Staff has reviewed the Preliminary and Final Plat request and has noted the following major issues:

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Section Line Right Of Way: A section line is located along the west lot line. A portion of the proposed interior road is located within the section line highway. The applicant has the option of either improving the entire section line right of way, vacating the right-of-way or the obtaining a Subdivision Regulation Variance to waive improving that portion of the section line right of way located north of the proposed interior road.

Easements: The Engineering Division has noted that the plat must be revised to include drainage and utility easements along the front lot lines. Further, a non-access easement must be identified along the first fifty feet of the subdivision road from it's intersection with the U.S. Highway 16 service road.

Road name: The applicant has identified a road name of Tish Drive for the right-of-way included on this plat. The proposed road will eventually be extended to an existing road which is named Promise Road. Staff is recommending that the plat be revised to identify the name of the right-of-way as Promise Road.

Subdivision Improvements: Engineering plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code have be submitted for review. However, the Engineering Division has indicated that grading and drainage plans are not complete and further information is required for review and approval. Further, no plans have been submitted for the section line highway.