

STAFF REPORT

October 4,2001

No. 01PL071 - Preliminary and Final Plat

ITEM 33A

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 approved with the following stipulations:**

Engineering Division Recommendations:

- 1. Prior to City Council approval of the Final Plat, engineering plans shall be submitted and approved for the required improvements of the section line highway right-of-way adjacent to Lot 2 or the section line highway right-of-way adjacent to Lot 2 shall be vacated or a Subdivision Regulation Variance shall be obtained waiving the improvements to that portion of the section line right of way adjacent to Lot 2;**
- 2. Prior to City Council approval of the Final Plat, the plat shall be revised to include a non-access easement on the south side of Lot 1 extending approximately 230 feet west from the southeast corner of Lot 1. The non-access easement shall allow for the development of an approach directly across from the existing permitted approach to Lot E, on the south side of Promise Road;**
- 3. Prior to City Council approval of the Final Plat, an eight foot utility easement shall be shown along all front lot lines;**

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4. **Prior to Final Plat approval by the City Council, a security bond for subdivision improvements that have not been completed shall be provided in accordance with Section 16.20.060 of the Rapid City Municipal Code;**

South Dakota Department of Transportation Recommendations:

5. **Prior to Final Plat approval by the City Council, all necessary road improvements along U.S. Highway 16 and the service road shall be completed; and,**

Air Quality Division Recommendations:

6. **An Air Quality Construction Permit shall be obtained if more than one acre of surface area is disturbed prior to the issuance of any building permits or grading permits.**

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:

Section Line Right Of Way: A section line is located along the subject properties 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. **Staff is recommending that prior to City Council approval of the Final Plat one of the options mentioned above be completed.**

Easements: The Engineering Division has noted that the plat must be revised to include drainage and utility easements along the front lot lines. **Staff is recommending that an approach to Lot 1 only be allowed directly across Promise Road from the existing permitted approach to Lot E. Therefore, prior to City Council approval of the Final Plat the applicant must revise the plat to show a non-access easement along the first 230 feet of Lot 1 from the southeast corner of Lot 1.**

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.

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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. **Staff has reviewed and approved the grading, drainage, water and sewer plans for the proposed subdivision.** Further, no plans have been submitted for the section line highway. **Staff is recommending that prior to Final Plat approval engineering plans must be submitted and approved for the required improvements of the section line highway right-of-way adjacent to Lot 2 or the section line highway right-of-way adjacent to Lot 2 shall be vacated or a Subdivision Regulation Variance shall be obtained waiving the improvements.**