

STAFF REPORT

March 7, 2002

No. 02PL005 - Preliminary and Final Plat

ITEM 13

GENERAL INFORMATION:

PETITIONER	Thurston Design Group, LLC for Youth & Family Services, Inc.
REQUEST	No. 02PL005 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	Lots 3Rev. and 4Rev. of Block 6 and Lot 2 of Block 21, Wise's Addition located in the SW1/4 of the NW1/4 Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 2R and Lot 3 of Block 21, Wise's Addition, located in the W1/4 of the NW1/4, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.355 acres
LOCATION	At 120 East Adams Street and 202 East Adams Street
EXISTING ZONING	Office Commercial District w/Planned Commercial Development/Neighborhood Commercial District
SURROUNDING ZONING	
North:	Medium Density Residential District/Neighborhood Commercial District
South:	Medium Density Residential District/Neighborhood Commercial District
East:	Medium Density Residential District
West:	Medium Density Residential District/Neighborhood Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	1/24/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be continued to the April 4, 2002 Planning Commission meeting to allow staff time to review the revised design plans.

GENERAL COMMENTS: This Preliminary and Final Plat request has been submitted to combine two lots and a portion of an adjacent lot into one lot and to vacate a variety of

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access, non-access and utility easements. The proposed subdivision is located adjacent to North Maple Street. The vacant Disabled American Veterans building is located on Lot 3Rev. of Block 6, Lot 4Rev. of Block 6 is vacant and the Black Hills Food Bank is located on Lot 2 of Block 21. The applicant is proposing to remove the existing Disabled American Veterans building and construct a 44,283 square foot day care facility and a 4,600 square foot Counseling Center on proposed Lot 3. The applicant has submitted an associated Planned Commercial Development request for proposed Lot 3.

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

Easements: As noted previously, the Preliminary and Final Plat request proposes to vacate several access, non-access and utility easements. The vacation of utility easements requires the permission of all affected utility companies. **To date, three of the affected utility companies have responded to the proposed utility easement vacations. The three responding utility companies have indicated that they will not support the vacation of utility easements where utility lines currently exist within the easement. Staff is recommending that the applicant indicate on the proposed plat the location of utility easements for the relocation of the utilities and after the utilities have been relocated submit a separate vacation of easement request.**

Water Lines: The associated Final Development Plan indicates that a water main currently crosses the subject property and will need to be relocated to accommodate the proposed day care facility. The Engineering Division has reviewed the applicant's water main design plans and has noted some concern regarding the abandonment of existing water mains and service lines and the location of proposed water mains and service lines. The Engineering Staff is requesting that the applicant review the comments shown on the redlined plans and submit revised plans. The Preliminary and Final Plat will also need to be revised to provide the necessary utility easements for the new water lines. **The applicant submitted revised water line plans on February 22, 2002. The Engineering Division has indicated that they have not completed their review of the plans and is recommending that the Preliminary and Final Plat be continued to the April 4, 2002 Planning Commission meeting.**

Fire Hydrants: The Fire Department has requested that the applicant revise the site plan submitted with this request to identify the location of all fire hydrants on and within 500 feet of the subject property.

Zoning: Lots 3Rev. and Lot 4Rev. of Block 6 are currently zoned Office Commercial with a Planned Commercial Development overlay and Lot 2 of Block 21 is currently zoned Neighborhood Commercial. The proposed plat incorporates a portion of Lot 2 of Block 21 in to Lot 4Rev. of Block 6 creating one lot with two zoning designations. While it is not illegal to have two zoning designations on one parcel, it is not a preferred situation. Staff encourages the applicant to rezone the property in a timely manner.