

STAFF REPORT

April 25, 2002

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**No. 02PL005 - Preliminary and Final Plat**

**ITEM 4**

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GENERAL INFORMATION:

PETITIONER	Thurston Design Group, LLC for Youth & Family Services, Inc.
REQUEST	<b>No. 02PL005 - Preliminary and Final Plat</b>
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 approved with the following stipulations:**

**Engineering Division Recommendations:**

- 1. Prior to City Council approval of the Final Plat, the plat shall be revised to include a 20 foot wide utility easement along the south property line of proposed Lot 2R;**

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2. **Prior to City Council approval of the Final Plat, the plat shall be revised to show the existing waterline easements on proposed Lot 3 and Lot 2R of Block 21 of Wise's Addition;**
3. **Prior to City Council approval of the Final Plat, the plat shall be revised to include all existing utility easements that have utilities located within the easement;**

**Air Quality Division Recommendations:**

4. **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;**

**Urban Planning Division Recommendations:**

5. **Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,**
6. **Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.**

**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 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 the applicant can 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

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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 Staff has reviewed the plans, met with the applicant's engineer and recommended further revisions. In addition, the applicant must submit a revised plat indicating additional utility easements required for the water line improvements.

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. **A site plan has been submitted and reviewed by the Fire Department.**

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. **The applicant has submitted a rezoning request.**