

STAFF REPORT

September 5, 2002

No. 02PL056 - Preliminary Plat

ITEM 11

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich for J&J Truck & Auto Body
REQUEST	No. 02PL056 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Tract B of the SW1/4 of the SW1/4, Section 32, T2N, R8E, BHM, Less Lot H1 of Tract B of the SW1/4 of the SW1/4, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2 of Devine Subdivision located in the SW1/4 of the SW1/4, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	4.976 acres
LOCATION	Southeast corner of the intersection of Cambell Street and Philadelphia Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District/PCD
South:	Heavy Industrial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	5/23/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Preliminary Plat be **continued to the September 26, 2002 Planning Commission meeting at the applicant's request.**

GENERAL COMMENTS:

This item has been continued several times since the June 20, 2002 Planning Commission meeting to allow the applicant to submit additional information. This Staff Report has been revised as of August 26, 2002. All revised or added text is shown in bold print. The applicant has submitted a Preliminary Plat to subdivide a 4.98 acre parcel into two lots to be known as Lots 1 and 2 of Devine Subdivision. The proposed lots are 1.490 and 3.486 acres, respectively.

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On March 25, 2002, the applicant submitted a Layout Plat to subdivide the subject property as identified by this Preliminary Plat. (See companion item # 02PL034.)

The property is located approximately 385 feet east of the Philadelphia Street/Cambell Street intersection on the south side of Philadelphia Street. The property is "L" shaped and extends west along the southern third of the property to abut with Cambell Street for a distance of 151 feet.

Currently, J & J Truck and Auto Body is located on proposed Lot 2 and an unoccupied structure is located on proposed Lot 1, adjacent to Cambell Street.

STAFF REVIEW:

During the review of the associated Layout Plat, staff identified that a grading plan, a drainage plan, road construction plans, water and sewer plans and complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code must be submitted for review and approval upon Preliminary Plat submittal. To date, the information has not been submitted. As such, staff is recommending that the Preliminary Plat be continued to the July 25, 2002 Planning Commission meeting to allow the applicant to submit additional information. In order to be heard at the July 25, 2002 Planning Commission meeting, the above referenced information must be submitted no later than June 28, 2002.

On July 12, 2002, the applicant's consultant met with staff to discuss issues relative to the proposed plat. The consultant has indicated that alternative platting options will be discussed with the applicant and that the above referenced information will be submitted upon completion of those talks. As such, the applicant's consultant has requested that the Preliminary Plat be continued to the September 26, 2002 to allow him additional time to revise the plat accordingly and to submit additional information as identified.