

STAFF REPORT  
July 6, 2006

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**No. 06PL088 - Preliminary Plat**

**ITEM 9**

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GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying for Del Solano for the Rapid City Columbian Club, Inc.
REQUEST	<b>No. 06PL088 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	The west five feet of Lot 9 and 10 thru 16 inclusive, Lots 25 thru 27, and the north 70 feet of the Lot 17, less Lot H-1 and Lots 18 thru 24 inclusive of Block 126 of the Original Townsite of Rapid City, including the vacated alley adjoined thereto, all located in the NW1/4, Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .70 acres
LOCATION	910 Fifth Street and 918 Fifth Street
EXISTING ZONING	Office Commercial District (Planned Development Designation)
SURROUNDING ZONING	
North:	Office Commercial District
South:	High Density Residential District
East:	High Density Residential District
West:	High Density Residential District - Public District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/9/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Preliminary Plat be approved with the following stipulation:

1. Prior to City Council approval of the Preliminary Plat, the plat document shall be revised to show a non-access easement along 5<sup>th</sup> Street and Columbus Street except for the approved approach location(s).

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to move the common lot line between two lots.

On February 6, 2006, the City Council approved a Layout Plat to reconfigure the two lots as identified on this Preliminary Plat. In addition, the City Council approved a Variance to the

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Subdivision Regulations to waive the requirement to install sewer along 5<sup>th</sup> Street and Columbus Street.

On May 4, 2006, the Planning Commission approved a Conditional Use Permit to allow an office use on proposed Lot B and an Initial and Final Planned Commercial Development to allow an assembly hall with offices on proposed Lot A. In addition, the City Council approved a Rezoning request to change the zoning designation of proposed Lot A from High Density Residential District to Office Commercial District.

The property is located in the southeast corner of the intersection of 5<sup>th</sup> Street and Columbus Street. Currently, the Knights of Columbus Recreational Center is located on proposed Lot A and professional office(s) are located on proposed Lot B.

STAFF REVIEW:

Staff has reviewed the Preliminary Plat and has noted the following considerations:

Non-access Easements: The plat document must be revised to show non-access easements along 5<sup>th</sup> Street and Columbus Street except for the approved approach location(s). Staff is recommending that the plat document be revised as identified prior to Preliminary Plat approval by the City Council.

Subdivision Improvements: As previously indicated, a Variance to the Subdivision Regulations was obtained to waive the requirement to install sewer along 5<sup>th</sup> Street and Columbus Street as the subject property is served by a sewer main located in a previously vacated alley. With the exception of sewer, 5<sup>th</sup> Street and Columbus Street are currently constructed to City Street Design Standards.

Staff believes that this proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.