

STAFF REPORT

January 25, 2001

PLAT #00PL125 - Lot Split

ITEM 13

GENERAL INFORMATION:

PETITIONER	Gary Renner for Mike Wieseler
REQUEST	PLAT #00PL125 - Lot Split
LEGAL DESCRIPTION	Lot A1 and Lot A2 of Lot 9 of Block 2 of Century Park Subdivision (formerly Lot A of Lot 9 of Block 2 of Century Park Subdivision) located in the SW1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.029 Acres
LOCATION	Between Samco Road and Rand Road north of Commerce Road
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District and General Commercial District
East:	Light Industrial District
West:	Light Industrial District and General Commercial District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Lot Split approved as a Preliminary and Final Plat with the following stipulations:

Engineering Division Recommendations:

1. Prior to City Council approval of the Preliminary Plat, the applicant shall obtain from the property owner to the north giving the applicant permission to correct the driveway (common access easement) drainage problem by altering the driveway so that water will stay in Samco Road;
2. Prior to City Council approval of the Preliminary Plat, the 55 foot wide utility easement along the east lot line shall include a major drainage easement;
3. Prior to City Council approval of the Preliminary Plat, five foot major drainage easement shall be designated along the Rand Road right-of-way;
4. Prior to City Council approval of the Preliminary Plat, a twenty foot major drainage easement shall be identified along the north side lot line;
5. Prior to City Council approval of the Preliminary Plat, the applicant shall provide drainage swales and erosion control along the side and rear lot lines of this lot;

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6. Prior to City Council approval of the Preliminary Plat, the applicant shall provide the location of water and sewer mains and service lines along Samco Road;

Transportation Planning Division Recommendations:

7. Prior to City Council approval of the Final Plat, the applicant shall dedicate an additional five feet of right-of-way for Rand Road;

Urban Planning Division Recommendations:

8. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid; and,
9. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: The applicant is requesting to subdivide a 5.029 acre light industrial lot into two lots. The property abuts Samco Road on the west and Rand Road on the east. Currently, there is no development on the site. A major drainage crosses the southern portion of the property. Staff had continued this item from the January 4, 2001 Planning Commission meeting to allow time for the applicant to provide additional information.

In review this request, Staff has determine it does not meet the criteria for a Lot Split because public improvements are required. The public improvements are related to drainage and have been identified and noted as follows.

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

Drainage - Staff is requesting that complete drainage plans including all drainage flows coming to and through the site are to be provided. As part of this plan, complete topographic and grading plans need to be submitted. The topographic information needs to include street and storm sewer and sufficient information on adjacent lots for a complete drainage evaluation. Based on the drainage plan, additional improvement may be needed to be constructed or additional easement may need to be granted. The applicant has submitted the required information and the Engineering Staff have identified a number of additional drainage easements that need to be added to the plat. The applicant will be required to construct drainage swales along the north and east side of the subject property to handle the drainage. The applicant also needs to repair a shared curb cut on Samco Road. The approach was constructed incorrectly and allows drainage from Samco Road to cross the subject property. The approach needs to be raised so the drainage flows continue down Samco Road to the major drainage along the south side of the property.

Utilities - Staff has requested that a site plan be provided identifying the location of all water and sewer mains and service lines. The applicant has provided this information for Rand Road but Staff has not received this information for Samco Road at the time of writing this Staff Report.

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Major Street Plan - Staff would like to note that Rand Road is identified as a Collector Street on the Major Street Plan. An additional five feet of right-of-way will need to be dedicated along the Rand Road frontage.

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