

STAFF REPORT

January 25, 2001

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**PLAT #00PL137 - Preliminary and Final Plat**

**ITEM 30**

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3GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Robbins & Stearns
REQUEST	<b>PLAT #00PL137 - Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Plat of Lot 1 of Bies Subdivision, formerly the unplatted balance of the SE1/4 of the NE1/4 of Section 18 located in the SE1/4 of the NE1/4 of Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 8.261 Acres
LOCATION	West of South Dakota Highway 79 north of Minnesota Street
EXISTING ZONING	Medium Density Residential District - Light Industrial District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Low Density Residential District (PRD) - General Commercial District
East:	Heavy Industrial District
West:	Low Density Residential District
PUBLIC UTILITIES	Public Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be denied without prejudice to allow the applicant to resolve the wetland and drainage issues on the subject property.

GENERAL COMMENTS: The applicant is proposing to plat an 8.261-acre parcel located at the northwest corner of Minnesota Street and Cambell Street/SD Highway 79. The property currently is zoned Light Industrial Zoning District and Medium Density Residential Zoning District. The Light Industrial Zoning District covers approximately the eastern quarter of the property with the remaining portion Medium Density Residential Zoning District. There is a major drainage easement that is located along the north property line and wetlands located on the eastern portion of the property.

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

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**Zoning** - As mentioned previously, the property is located within two zoning designations. While it is not illegal to have two zoning designations on one parcel it does not a preferred situation. Staff would recommend that the applicant revise the plat to plat two different lots based on the zoning boundary. This is particularly important in this case were the zoning designations are Light Industrial and Medium Density Residential Zoning Districts. The setbacks and other buffers that are required are based on property lines. Without the establishment of a property line, there are no safe guards for seperation of the industrial and residential uses.

The South Robbinsdale Future Land Use Plan identifies the eastern portion of the property as General Commercial with a Planned Commercial Development overlay. The applciant could rezone the property with a Planned Commercial Development which would would allow an adequate buffer to be established between the residetial development and the commercial development.

Drainage - The property is located within a federally designanated flood plain. A prevuios developer undertook a study to revise the boundaries of the flood plain. The Federal Emergency Management Agency granted a Conditional Letter of Map Amendment for the property based on a number of improvements to the draiange channel being completed. The applicant will need to complete these improvements on the property as part of the platting process or obtain approval of a Planned Development Designation to serve a surety that these improvements will be completed before any development on the property occurs.

Wetlands - The eastern portion of property is a federally designated wetland. This wetland area was relocated to the property as part of the development of the Dakota Ridge Subdivision. As part of the construction of the drainage channel, the applicant will need to obtain an approved 404 permit from the Corp of Engineers. The permitting process will take between 90 to 120 days. Until this permit is granted, the project can not go forward.

Minnesota Street - Minnesota Street has been classified as an arterial street on the adopted Major Street Plan. The applicant will need to dedicate and additional seventeen feet of right of way along Minnesota Street.