

STAFF REPORT

March 8, 2001

No. 01PL008 - Preliminary and Final Plat

ITEM 18

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Black Hills Regional Food Bank
REQUEST	No. 01PL008 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 1 and 2 of Block 21, Wise's Addition, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.506 Acres
LOCATION	At the intersection of Maple Avenue and East Adams Street
EXISTING ZONING	Neighborhood Commercial District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District - Office Commercial District (PCD)
East:	Medium Density Residential District
West:	Office Commercial District (PCD)
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be continued to the March 22, 2001 Planning Commission meeting.

GENERAL COMMENTS: The applicant is proposing to relocate a common lot line for two lots located on North Maple Avenue. Proposed Lot 2 is currently used as a parking lot for the Black Hills Food Bank and proposed Lot 1 is used as a dental office. The proposed relocation of the common lot line would allow the dental office to have additional parking for that business.

In October of 2000, the City approved a Layout Plat for the subject property with the following stipulations:

1. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide sufficient topographic information and drainage analysis to determine the location and size of drainage easements;
2. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall include Lot 1R as part of the Plat if the vacation of non-access easement along the common lot line of Lot 1R and Lot 2 is requested;

STAFF REPORT

March 8, 2001

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ITEM 18

3. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall identify a non-access easement along the frontage of Maple Street except for a forty foot (40') common access centered on the common property line;
4. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall identify a non-access easement along the frontage except for a thirty foot approach at the east side of the property;
5. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall coordinate the relocation of the water main that crosses the project;
6. Prior to Preliminary Plat approval by the Planning Commission, a site plan shall be provided identifying the location of all water lines, hydrant locations, and access points;
7. Prior to Preliminary Plat approval by the Planning Commission, a site plan shall be provided identifying the location of all structures and parking stalls including the structure and parking for Lot 1R;
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.

STAFF REVIEW: Staff has reviewed the request and has noted the following considerations:

All the stipulations of the Layout Plat have been met except for stipulation # 5 - Prior to Preliminary Plat approval by the Planning Commission, the applicant shall coordinate the relocation of the water main that crosses the project. A water main crosses the subject property and provides service to the property to the east. As part of the discussion on the proposed development of the property to the east for the Youth and Family Services, this water line was proposed to be relocated. Staff is recommending that the applicant coordinate the relocation of this water main with that land owner. At the time of writing this report, Staff has not received any information on the relocation of this water line. Staff is recommending that the item be continued to the March 22, 2001 Planning Commission meeting to allow the applicant's engineer and the Engineering Division staff time to discuss this water line relocation.