

GENERAL INFORMATION:

PETITIONER	Renner and Sperlich for Steve Lester
REQUEST	<b>PLAT #99PL107 - Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Lots 1 and 2 of Lot K-4 (formerly the balance of Lot K-4 less Lot H-1) of Marshall Heights Tract located in the NE1/4 of the SW1/4 of Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.973 Acres
LOCATION	At the intersection of LaCrosse Street and Rapp Street
EXISTING ZONING	General Commercial (PCD)
SURROUNDING ZONING	
North:	General Commercial
South:	General Commercial
East:	General Commercial
West:	General Commercial
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Trish Anderson

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. That the access to LaCrosse Street be limited to a total of two approaches for both parcels, plus one ingress only serving Lot 2, or that revised engineering plans detailing proposed grades for the ingress serving Lot 2 to meet the Street Design Criteria Manual standards be submitted for review and approval;
2. That prior to Final Plat approval, a non-access easement for all areas along LaCrosse Street with the exception of the three points of ingress/egress be provided;
3. That the applicant shall construct a sidewalk along Rapp Street according to City standards or post surety for this improvement;

Fire Department Recommendations:

- 4. That prior to approval of the Final Plat, design plans showing the angles of approach off of LaCrosse Street and Rapp Street shall be submitted demonstrating that they are adequate for the ingress/egress of Fire Department emergency vehicles;**

Urban Planning Division Recommendations:

**5. That prior to approval of the Final Plat, an estimate for subdivision inspection fees shall be submitted for review and approval, and said fees shall be paid in full; and,**

6. That prior to approval of the Final Plat all subdivision improvements shall be installed or surety posted for the improvements.

GENERAL COMMENTS: The property in question is located at the southeast corner of the intersection of LaCrosse Street and Interstate 90. The applicant is proposing to divide the existing parcel into two separate parcels to support the operation of two independent hotels. The property is zoned General Commercial. A Holiday Inn was operated on the site until the Fall of 1996 when operations were transferred to Quality Inn. A Hampton Inn is now proposed to be operated on the southern lot. No new additions are planned for the Quality Inn; however, an addition is planned for the Hampton Inn. That addition is part of a Planned Commercial Development submittal currently under review.

A Preliminary Plat for the subject property was approved by City Council in April of 1997 and the applicant submitted a Final Plat for the property in November 1999. However, during staff review of the Final Plat, a concern was expressed regarding a possible conflict between the Final Plat and a potential plan to extend Farnwood Avenue to the west to connect with LaCrosse Street. The applicant then reconfigured the plat to allow for possible acquisition of right-of-way for Farnwood Avenue by the City. This revised Preliminary and Final Plat proposes the division of the 6.9 acre parcel into two individual lots of 5.4 acres and 1.35 acres. Approximately .15 acres is proposed to be dedicated as public right-of-way to accommodate the Farnwood Avenue extension.

STAFF REVIEW: Staff reviewed this Preliminary and Final Plat and has the following concerns:

Engineering Review: The original Preliminary Plat was approved with a total of two approaches on to LaCrosse Street from Lot 1 and one ingress only approach from Lot 2. The stipulations of that approval also stated that in order for the access from Lot 2 to be used for an egress as well as an ingress, complete engineering plans detailing proposed grades for this access to meet the Street Design Criteria Manual standards must be submitted for review and approval. Staff is recommending that as a condition of approval of this Preliminary and Final Plat, this stipulation be maintained.

Staff had requested as part of the initial review that a non-access easement be platted along LaCrosse Street with the exception of the approved access points. The Final Plat document submitted reflects this non-access easement. In addition, any points where there is joint access to and from the subject properties will require a shared access easement. Again, a joint access easement is provided on the Rapp Street side. Engineering staff also notes that currently there is no sidewalk along the west side of Rapp Street. There are two other hotels located on Rapp Street and pedestrian traffic accessing other services in the LaCrosse Street corridor must walk in the street. Staff is recommending that prior to approval of the Final Plat, the applicant either construct a sidewalk along the west side of Rapp Street to City Standards, or post bond for this improvement.

Fire Department Review - The Rapid City Fire Department has reviewed the proposed project and has concerns regarding grades as well as the angle of departure/approach. The Fire Department is requesting that prior to approval of the Final Plat, information on the angles of approach off of LaCrosse Street and Rapp Street be submitted for review and approval, demonstrating that the accesses are adequate for the ingress/egress of Fire Department emergency vehicles.