

STAFF REPORT

September 7, 2000

PLAT #00PL080 - Lot Split

ITEM 14

GENERAL INFORMATION:

PETITIONER	Fisk Engineering for John and Elaine Kunze
REQUEST	PLAT #00PL080 - Lot Split
LEGAL DESCRIPTION	Lots 1 and 2 of Kunze Subdivision located in (and formerly all of) Lot G of Lot 2 of the SE1/4 SW1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.45 Acres
LOCATION	At the intersection of East Saint Charles Street and Creek Drive
EXISTING ZONING	Light Industrial District-Flood Hazard District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Flood Hazard District
West:	General Commercial District-Light Industrial District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Lot Split be approved as a Layout Plat with the stipulation that the following requirements be met:

Engineering Division Recommendations:

1. Upon submittal of the Preliminary Plat, topographic information and a grading plan shall be submitted for review;
2. Upon submittal of the Preliminary Plat, construction plans prepared by a professional engineer shall be submitted for the extension of City water main to the south end of Lot 2;
3. Upon submittal of the Preliminary Plat, the floodway boundaries shall be shown on the plat and a Major Drainage Easement shall be provided along the floodway boundary;
4. Upon submittal of the Preliminary Plat, additional right-of-way shall be dedicated as required by the Engineering Division;
5. Upon submittal of the Preliminary Plat, all red-line changes to the plat and plans shall be made;
6. Prior to Final Plat approval, the petitioner's engineer shall have submitted the required subdivision improvements estimate form for all required subdivision improvements;

STAFF REPORT

September 7, 2000

PLAT #00PL080 - Lot Split

ITEM 14

7. Prior to City Council approval of the Final Plat, the petitioner shall have paid the required Subdivision Inspection fees and posted financial surety for any incomplete subdivision improvements;

Fire Department Recommendations:

8. Prior to City Council approval of the Preliminary Plat, additional fire hydrants shall be provided subject to review and approval of the Fire Department;
9. Upon submittal of the Preliminary Plat, a site plan shall be provided showing the location and size of all water lines and fire hydrants within five hundred feet of the perimeter of the property;

Transportation Planning Division Recommendations:

10. Upon submittal of the Preliminary Plat, the plat shall be revised to reflect a shared access for Lots 1 and 2 across from Saint Charles Street;
11. Upon submittal of the Preliminary Plat, the plat shall be revised to reflect the southern-most access to the property being a joint access with Lot H to the south; and,

Urban Planning Division Recommendations:

12. Approval of this plat in no way includes approval of the proposed site plan submitted along with the plat.

GENERAL COMMENTS: This Lot Split has been submitted to subdivide an existing 4.3 acre parcel of land into two new lots. Proposed Lot 1 will be .881 acres in size and is the location of a house and a number of outbuildings. Proposed Lot 2 will be 3.57 acres in size and will be available for development. The subject property is zoned Light Industrial. Due to the fact that subdivision improvements are required, this plat must be treated as a Layout, Preliminary and Final Plat rather than a Lot Split. Due to the number and nature of outstanding issues, Staff is recommending that the plat be approved as a Layout Plat only at this point.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail that is provided. All specific details of the subdivision may not be addressed at the Layout Plat but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the City Code or the Street Design Criteria Manual will require a formal variance request or a special exception, whichever is applicable.

STAFF REVIEW: Staff has reviewed this plat and has identified the following requirements and issues:

STAFF REPORT

September 7, 2000

PLAT #00PL080 - Lot Split

ITEM 14

Water Main Extension: The Engineering Division has noted that currently the city water main along Creek Drive does not extend to this property. As part of this platting, the subdivider will be required to extend the water main to the south end of Lot 2.

Topographic/Grading/Floodway: The Engineering Division has noted that a topographic plan must be submitted as part of the Preliminary Plat application. In addition a grading plan will be needed and the floodway limits must be shown on the plat. A Major Drainage Easement will need to be provided along the floodway limits for Rapid Creek.

Shared Approaches: The Transportation Planning Staff and Engineering Division Staff have noted that shared approaches will need to be developed as part of this plat. A shared approach between Lots 1 and 2 will be required as will a shared approach between Lot 2 and Lot H to the south.

Proposed Site Plan: The applicant has submitted a site plan in conjunction with this plat request proposing two large rectangular buildings on proposed Lot 2. There has not been a sufficient level of information submitted to allow Staff to perform a site plan review typically associated with a building permit submittal. Therefore, Staff wants to make it clear to the petitioner that approval of this plat in no way means approval of the proposed site plan. The proposed site plan will need to be refined and submitted through the building permit process. Despite this, the Fire Department has noted that based upon the rough site plan it will be impossible to achieve access to all portions of the buildings within 150 feet of a paved surface.

Staff has reviewed this proposed Lot Split and is recommending that it be approved as a Layout Plat only at this point. The previously-noted stipulations will need to be addressed prior to consideration of the Preliminary Plat.