

STAFF REPORT

May 10, 2001

No. 01PL019 - Layout Plat

ITEM 6

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Jeffrey L. Devine
REQUEST	No. 01PL019 - Layout Plat
LEGAL DESCRIPTION	Lots 1 and 2 of Devine Subdivision (formerly Tract B less Lot H1 of Tract B) located in SW1/4 of the SW1/4, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.976 Acres
LOCATION	At the southeast corner of intersection of Cambell Street and Philadelphia Street
EXISTING ZONING	Heavy Industrial District (County)
SURROUNDING ZONING	
North:	General Commercial District - Light Industrial District
South:	General Commercial District (PCD)
East:	Heavy Industrial District (County)
West:	General Commercial District
PUBLIC UTILITIES	None
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Layout Plat be continued to the June 7, 2001 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS: The applicant is proposing to split an existing tract of property into two lots. The property is located on the east side of Cambell Street between East North Street and Omaha Street. The current use of the property is an automotive body repair shop. The property is not located within the City limits but it is adjacent to the City on the north, south, and west sides of the property. If the property is subdivided, the City's policy would require that the property be annexed.

In reviewing the Layout Plat, a number of issues were identified that need to be addressed before Staff can make a recommendation on the Layout Plat. Staff is requesting that a structure location drawing be provided for the property. Access is provided to the property from both Cambell Street and Philadelphia Street. The Major Street Plan identifies Philadelphia Street as a collector street. A minimum of seventy-six feet of right-of-way is required for a collector street. It appears that one of the existing structures on the site is located very close to Philadelphia Street. The location of this structure may influence the amount of right-of-way that can be obtained for this section of Philadelphia Street.

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Staff is also requesting that topographic information be submitted. It appears that a drainage way is located on the south side of the property. The extent of the drainage way is not known at this time. Once the topographic information is submitted, Staff can determine the areas that need to be reserved for drainage easements. Also, the drainage way will influence the location of the approach onto Cambell Street.

Staff can not make a recommendation on the Layout Plat until we have received this required information. Staff recommends that the Layout Plat be continued to the June 7, 2001 Planning Commission meeting to allow the petitioner time to submit this additional information.