

STAFF REPORT

August 21, 2003

No. 03PL079 - Preliminary and Final Plat

ITEM 8

GENERAL INFORMATION:

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| PETITIONER | Renner & Sperlich Engineering for Doyle Estes |
| REQUEST | No. 03PL079 - Preliminary and Final Plat |
| EXISTING LEGAL DESCRIPTION | Lot 2, less Lot H-1 of Lot 1 and 2 of the Washburn Lot, and Lot B of the Washburn Lot, located in Government Lot 4, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Lot 2R and Lot BR of the Washburn Lot, located in Government Lot 4, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 1.26 acres |
| LOCATION | Southeast of the intersection of West Main Street and Jackson Boulevard |
| EXISTING ZONING | General Commercial District |
| SURROUNDING ZONING | |
| North: | General Commercial District |
| South: | General Commercial District |
| East: | General Commercial District |
| West: | General Commercial District |
| PUBLIC UTILITIES | City Sewer and Water |
| DATE OF APPLICATION | 07/25/2003 |
| REPORT BY | Jeff Marino |

RECOMMENDATION:

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

Transportation Planning Division Recommendations:

1. Prior to Final Plat approval by the City Council, a revised plat document shall be submitted showing shared access easement not exceeding 40 feet by 40 feet with a portion of the shared access easement located on proposed Lot 2R;
2. Prior to Final Plat approval by the City Council, a revised plat document is submitted showing an access restriction running the length of the northern lot line of proposed Lot 2R where it abuts West Main Street;

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GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat to replat existing Lot 2 and Lot B of the Washburn Lot into Lot 2R and Lot BR. The lot is currently zoned General Commercial District and the surrounding lots are zoned General Commercial District as well. The property is located one lot to the east of the corner of Jackson Boulevard and West Main Street.

July 21, 2003 City Council approved a Layout, Preliminary, and Final Plat which moved a lot line between Lot A and Lot B to bring these lots into compliance with the City of Rapid City Municipal Codes. At that time, a Waiver of Right to Protest was signed by the property owner for all future sewer improvements at the site.

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

Shared Access: A revised plat document shall be submitted prior to City Council approval of the Preliminary and Final Plat showing a shared access easement extending into proposed Lot 2R at the approach for the site. This 40 by 40 foot shared access easement located on Lots A, BR, and 2R will allow access to all three sites while minimizing conflicting traffic patterns through the developments.

Non-Access Easement: A revised plat document shall be submitted prior to City Council approval showing a non-access easement running the length of the northern lot line where proposed Lot 2R abuts West Main Street. This access restriction will prevent future traffic circulation problems by reducing the number of possible access points located at the development.

Emergency Fire Accessibility: The Fire Department has noted that if future commercial development occurs at Lot BR more than 150 feet from a street providing water, an on-site fire hydrant will be required. This on-site fire hydrant will provide additional water which will reduce the amount of property loss and increase the safety at the site in the case of a fire event.

Staff recommends that the Preliminary and Final Plat be approved with the stated stipulations.