

STAFF REPORT

September 21, 2000

PLAT #00PL086 - Preliminary and Final Plat

ITEM 9

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	PLAT #00PL086 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 10A and 10B of Lot 10 of Tract E of Deadwood Avenue Tract, formerly all of Lot 10 of Tract E of Deadwood Avenue Tract located in the NE1/4 NW1/4 of Section 34, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 8.31 Acres
LOCATION	At the intersection of Deadwood Avenue and Plant Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	Light Industrial District
East:	General Commercial District - Light Industrial District
West:	General Commercial District - Light Industrial District
PUBLIC UTILITIES	To Be Extended
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be continued to the October 26, 2000 Planning Commission meeting. In order to be considered at the October 26, 2000 meeting, the petitioner must submit all required information no later than September 29, 2000.

GENERAL COMMENTS: The petitioner has submitted a Preliminary and Final Plat to split an existing 8.26 acre lot into two new lots – Lot 10A and Lot 10B. Lot 10A will be approximately six acres in size and is currently the location of a strip mall. Lot 10B will be approximately 2.3 acres in size and is undeveloped. All of the subject property is zoned General Commercial.

A Layout Plat for this property was approved by the City Council on March 20, 2000. The Layout Plat at that time differed somewhat from the current plat in that a total of four lots were being proposed rather than just two lots. The former Layout Plat was approved with a number of stipulations which are still applicable. These stipulations are discussed below in the Staff Review portion of this report. Most of the stipulations have not yet been addressed by the petitioner and therefore Staff is recommending that this Preliminary and Final Plat be continued to allow the petitioner to address all stipulations of the Layout Plat.

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STAFF REVIEW: The Layout Plat approved by the City Council on March 20 carried nine stipulations. Five of these stipulations have not yet been met as follows:

- The provision of non-access easements at various locations including the northwest and southwest property corners. The non-access easements must be extended 105 feet in either direction along these two corners of the property.
- The provision of a grading plan, topographic information and a drainage plan with necessary drainage easements as identified by the Engineering Division. The drainage plan must route all site drainage to rights-of-way without adverse impacts to adjoining properties. Some drainage improvements may be required.
- All approach locations along Plant Street shall be submitted for review and approval.
- Upon Preliminary Plat submittal, the plat shall be revised showing Plant Street as Industrial Avenue.
- The required fire hydrant design plan showing the location of fire hydrants and water lines shall be submitted for review and approval.

Other Issues: Plans for the construction of sanitary sewer along Plant Street have been submitted. As noted in the Layout Plat, sidewalks would typically be required where this property abuts Plant Street, Lien Street and Deadwood Avenue. However, in December, 1996 the City Council granted a Subdivision Variance waiving the sidewalk improvements for this property. Although not a platting requirement, the Air Quality Office has indicated that an Air Quality Permit is needed prior to any development work or construction in excess of one acre.

Due to the number and nature of outstanding issues, Staff is recommending that this Preliminary and Final Plat be continued to the October 26, 2000 Planning Commission meeting. In order to be considered at the October 26, 2000 meeting, all required information must be submitted by the petitioner no later than September 29, 2000.