

STAFF REPORT

June 7, 2001

No. 01PL045 - Preliminary and Final Plat

ITEM 31

GENERAL INFORMATION:

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| PETITIONER | Doug Sperlich for Pat Tlustos |
| REQUEST | No. 01PL045 - Preliminary and Final Plat |
| LEGAL DESCRIPTION | Lot 2R of Block 28 of Robbinsdale Addition No. 10 (formerly Lot 2 of Block 28, Lot 2R of Block 17 and a portion of Tract C all in Robbinsdale Addition No. 10) located in the NE1/4 of the SW1/4 and in the SE1/4 of the NW1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 1.874 Acres |
| LOCATION | At the western end of Anamaria Drive |
| EXISTING ZONING | Low Density Residential District |
| SURROUNDING ZONING | |
| North: | Office Commercial Zoning District (PCD) |
| South: | Low Density Residential District |
| East: | Low Density Residential District |
| West: | Office Commercial Zoning District (PCD) |
| PUBLIC UTILITIES | City sewer and water |
| REPORT BY | Vicki L. Fisher |

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

1. Prior to Preliminary Plat approval by the City Council, a grading plan shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, geotechnical information including information regarding the retaining wall proposed to be constructed along the south lot line shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, a drainage plan, designed in accordance with the South Robbinsdale Drainage Basin Plan, shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the City Council, a utility plan shall be submitted for review and approval. The plan shall include the location of water, sewer, gas, electric, telephone and cable;
5. Prior to Final Plat approval by the City Council, the plat shall be revised to show an eight foot utility easement along all lot lines;

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Fire Department Recommendation:

6. Prior to Preliminary Plat approval by the City Council, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval;

Urban Planning Division Recommendations:

7. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
8. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fee shall be paid.

GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat to combine two existing lots and to incorporate approximately .424 acres from an adjacent property into one lot. The lot will be 1.874 acres in size. The property is located southwest of the intersection of Fifth Street and Annamaria Drive. Currently, the Black Hills Imaging Center is located on the property.

The applicant has also submitted a rezoning request to rezone approximately .422 acres of the subject property from Low Density Residential District to Office Commercial District. In addition, the applicant has submitted a Major Amendment to the Planned Commercial Development to increase the boundaries to include the .422 acres. (See companion items 01PD023 & 01RZ023.)

The applicant has indicated that the property is being replatted and rezoned as identified in order to provide additional parking for the Black Hills Imaging Center and for the Black Hills Surgery Center located across the street.

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

Grading Plan/Geotechnical Information: The Engineering Division has indicated that a grading plan for the entire site must be submitted for review and approval. As noted in Staff's review of the associated Major Amendment to the Planned Commercial Development, a steep hill located along the south lot line must be removed to accommodate the proposed expansion to the parking lot. As such, geotechnical information, including information regarding the retaining wall proposed to be constructed along the south lot line must be submitted for review and approval.

Utility Plan/Sewer Plan/Erosion Control Plan: The Engineering Division has indicated that a utility plan must be submitted for review and approval. The plan must show the location of water, sewer, gas, telephone, electric and cable improvements.

Drainage Plan: The Engineering Division has indicated that a drainage plan, designed in accordance with the South Robbinsdale Drainage Basin Plan, must be submitted for review and approval. Staff is recommending that the drainage plan as well as the above

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referenced information be submitted for review and approval prior to Preliminary Plat approval by the City Council.

Surety: A subdivision estimate form for the above referenced improvements must be submitted for review and approval. In addition, surety for any required subdivision improvements that have not been completed must be posted and the inspection fees paid prior to City Council approval of the Final Plat.

Staff believes that this proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.