

STAFF REPORT

July 5, 2001

No. 01PL033 - Preliminary and Final Plat

ITEM 9

GENERAL INFORMATION:

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| PETITIONER | Renner & Sperlich Engineering for Gustafson Builders |
| REQUEST | No. 01PL033 - Preliminary and Final Plat |
| LEGAL DESCRIPTION | Lot 2 of Old Rodeo Subdivision located in the N1/2 of the SW1/4 of Section 26, T1N, R7E, BHM, Pennington County, South Dakota |
| PARCEL ACREAGE | 2.33 |
| LOCATION | One quarter mile south of South Highway 16 and Catron Boulevard |
| EXISTING ZONING | General Commercial District/Planned Commercial Development |
| SURROUNDING ZONING | |
| North: | General Commercial District/Planned Commercial Development |
| South: | General Commercial District/Planned Commercial Development |
| East: | No Use District |
| West: | General Commercial District/Planned Commercial Development |
| PUBLIC UTILITIES | City Water and Sewer to be extended |
| REPORT BY | Blaise Emerson |

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

Engineering Division Recommendations:

1. Prior to Final Plat approval by the City Council, the applicant shall provide complete engineering plans for the extension of the north/south collector street;

Fire Department Recommendations:

2. Prior to Final Plat approval by the City Council, the applicant shall identify a temporary turnaround at the northern terminus of north/south collector street;

Transportation Planning Division Recommendations:

3. Prior to Final Plat approval by the City Council, the plat shall be revised to dedicate a non-access easement where this property abuts the north/south collector street;

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Urban Planning Division Recommendations:

4. Prior to Final Plat approval by the City Council the petitioner shall have submitted a subdivision improvement estimates form for approval by the Engineering Division, and shall have paid the required Subdivision Inspection fees; and,
5. Prior to Final Plat approval by the City Council, the petitioner shall have posted financial surety in a form to be approved by the City Attorney for any incomplete subdivision improvements.

GENERAL COMMENTS: **(All changes are shown in bold)** The applicant is proposing to subdivide a lot for development in the Black Hills Orthopedics Planned Commercial Development. The proposed lot is east of the current building under construction on the subject property.

The property is part of the South Robbinsdale Neighborhood Future Land Use Plan. The applicant has discussed changing the location of the north/south collector road with the surrounding property owners. The applicant is proposing to locate the north/south collector road further to the east. The Future Land Use Committee has reviewed a proposal for this change and accepted the proposed change with a condition that all the affected property owners concur in the application for an amendment to the Future Land Use Plans. **The three landowners that are affected by the Comprehensive Plan Amendment have not agreed to the revisions at this time. The Orthopedic Building Partnership has stated that they will proceed with their plans for their property under the existing plan if a decision can not be reached. This requires that the applicant dedicate, design and construct the north/south collector road.**

The applicant has submitted the revised drainage information and engineering plans on June 8, 2001 for review and approval; however, the design plans did not include any design information for the north/south collector road.

The applicant submitted a revised site plan identifying the location of the north/south collector road on the east side of the property. The building location was shifted to the west on the revised plan. The applicant has not provided complete engineering plans for the north/south collector street but has provided sufficient information that staff so can make a recommendation of approval for the Final Development Plan and Preliminary Plat.

Engineering Plans - The applicant has submitted street design plans and grading plans that provide adequate information to insure that the site development will work with the new north/south street on July 11, 2001. Detailed engineering plans have not been submitted at this time. Staff recommends approval of the Preliminary Plat but that the Final Plat request be continued to allow the applicant to submit detailed engineering plans for review and approval. Staff also recommends that prior to issuance of a building permit, that the detailed engineering plans be submitted for review and approval. This will insure that the detailed design of the north/south street is approved prior to construction.