

STAFF REPORT
July 8, 2004

No. 04PL082 - Preliminary Plat

ITEM 2

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Horizon Properties, Inc.
REQUEST	No. 04PL082 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of Tract 1 of Outlot B less Lots A, B & C of Merchen's First Addition located in NE1/4 NW1/4 of Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 of Horizon Subdivision located in NE1/4 NW1/4 of Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 12.0 acres
LOCATION	701 East St. Patrick Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District/Medium Density Residential District
South:	General Commercial District/Medium Density Residential District
East:	General Commercial District/Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	06/11/2004
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, construction plans providing a sewer main along the west 200 feet of East St. Patrick Street as it abuts the subject property shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to provide a drainage easement along the south lot line to accommodate the Meade Hawthorne drainage channel;

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3. Prior to submittal of a Final Plat application, the plat document shall be revised to provide a non-access easement along East St. Patrick Street as per the Street Design Criteria Manual; and,
4. Prior to submittal of a Final Plat application, the plat title shall be revised to include "of Tracts 1" after Lot A, B and C.

General Comments:

The applicant has submitted a Preliminary Plat to create a 10.7913 acre commercial lot leaving a 1.2287 acre non-transferable balance. On May 27, 2004, the Planning Commission recommended approval of a Variance to the Subdivision Regulations to waive the requirement to install a sewer main along the west 200 feet of east St. Patrick Street as it abuts the subject property. The City Council will consider the Variance to the Subdivision Regulations at the July 6, 2004 City Council meeting. (See companion item #04SV026.)

The subject property is located approximately 150 feet east of the Ivy Avenue/East St. Patrick Street intersection on the south side of East St. Patrick Street. Currently, a convenience store is located in the northeast corner of the proposed non-transferable balance.

Staff Review:

Staff has reviewed the Preliminary Plat and has noted the following considerations:

Sewer: Currently, a sewer main is located along the east 570 feet of the subject property within the East St. Patrick Street right-of-way. As previously indicated, the Planning Commission has recommended approval of a Variance to the Subdivision Regulations to waive the requirement to install a sewer main along the west 200 feet of East St. Patrick Street as it abuts the subject property. The City Council will consider the Variance to the Subdivision Regulations at the July 6, 2004 City Council meeting. Staff is recommending that prior to Preliminary Plat approval by the City Council, the Variance to the Subdivision Regulations must be obtained as identified or construction plans providing the sewer main must be submitted for review and approval.

Non-access Easement: The applicant has submitted a campus plan identifying the future construction of a family enrichment center and a thrift store on the proposed lot. However, the proposed approach on East St. Patrick Street does not comply with the Street Design Criteria Manual. As such, staff is recommending that prior to Final Plat application, the plat document be revised to provide a non-access easement along East St. Patrick Street as per the Street Design Criteria Manual.

The applicant should also be aware that upon submittal of a building permit, a complete parking plan, landscaping plan and lighting and signage package must be submitted for review and approval. In addition, a drainage and grading plan and a sediment and erosion control plan addressing the proposed development must be submitted for review and approval.

Drainage: Currently, the Meade Hawthorne drainage channel is located along the south lot line of the subject property. As such, staff is recommending that prior to Preliminary Plat

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approval by the City Council, the plat document be revised to provide a drainage easement along the south lot line to accommodate the Meade Hawthorne drainage channel.

Staff believes that the proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.