

STAFF REPORT
February 24, 2005

No. 04PL185 - Preliminary Plat

ITEM 6

GENERAL INFORMATION:

PETITIONER	Black Hills Surveying
REQUEST	No. 04PL185 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	unplatted portion of Tract A of Tract 1, all located in the W1/2, SW1/4, Section 23, T1N, R7E, BHM, Rapid City Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 4 and 5 of Owen Hibbard Subdivision Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.77 Acres
LOCATION	Owen Hibbard Subdivision
EXISTING ZONING	Office Commercial District/Planned Development District, General Commercial District/Planned Development District, Public District
SURROUNDING ZONING	
North:	Public District
South:	General Commercial District/Planned Development District
East:	General Commercial District
West:	General Agriculture District
PUBLIC UTILITIES	To be extended to City of Rapid City water and sewer
DATE OF APPLICATION	12/09/2004
REVIEWED BY	Renee Catron-Blair / Curt Huus

RECOMMENDATION:

Staff recommends that the Preliminary Plat be **continued to the March 10, 2005 Planning Commission meeting to allow the applicant time to submit additional information.**

GENERAL COMMENTS:

(Update February 18, 2005. All revised and/or added text is shown in bold print.) This item was continued at the January 6 and the February 10, 2005 Planning Commission meetings to allow the applicant time to submit additional information. The applicant has requested this item be continued to the March 10, 2005 Planning Commission meeting to allow them time to submit a Subdivision Variance to run in conjunction with this Preliminary Plat.

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(Update January 19, 2005. All revised and/or added text is shown in bold print.) This item was continued at the January 6, 2005 Planning Commission meeting to allow the applicant time to submit additional information. The applicant has requested this item be continued to the February 24, 2005 Planning Commission meeting to allow them time to submit a Subdivision Variance to run in conjunction with this Preliminary Plat.

The applicant has submitted a Preliminary Plat to subdivide approximately seven acres into two lots.

The subject property is located south of Rapid City off of South U. S. Highway 16 between Promise Road and Golden Eagle Drive. Currently, there are no structures on the property.

STAFF REVIEW:

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

Promise Road: An unimproved section line highway is located along the west lot line of the subject property. Road construction plans must be submitted for review and approval. In particular, Promise Road is identified as a collector street on the Major Street Plan. The road construction plans must show the street constructed with a minimum 76 foot wide right-of-way and 40 foot wide paved surface with curb, gutter, sidewalk or a Variance to the Subdivision Regulations must be obtained.

Golden Eagle Drive: Road construction plans must be submitted for review and approval. In particular, Golden Eagle Drive is a Subcollector Street. The road construction plans must show the street constructed with a minimum 52 foot wide right-of-way and 27 foot wide paved surface with curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations must be obtained.

U.S. Highway 16: U.S. Highway 16 is a principal arterial street classification. Road construction plans must be submitted for review and approval. The road construction plans must show the street constructed with a minimum 100 foot wide right-of-way and 36 foot wide paved surface with curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations must be obtained.

Section Line Highway: A gravel section line highway is located along the south lot line of the subject property. The section line highway (Golden Eagle Drive) must be constructed to City Street Design Standards or a Variance to the Subdivision Regulations must be obtained. The applicant also has the option of vacating the section line highway; however, the south half of the section line highway is located on an adjacent property under different ownership than the subject property. As such, the adjacent property owner must sign the petition for the vacation of the section line highway or a Variance to the Subdivision Regulations to allow platting half a right-of-way must be obtained. Staff is recommending that the section line highway issue be addressed as identified prior to Preliminary Plat approval by the City Council.

Plat: The plat document title must be revised to delete "Preliminary Plat of." The existing dedicated right-of-way widths must be shown on the plat document in addition to the section lines shown and labeled to the south and south/west of the subject property.

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Water: Water plans prepared by a Registered Professional Engineer showing the extension of water lines must be submitted for review and approval upon submittal of a Preliminary Plat application or a Variance to the Subdivision Regulations shall be obtained.

Sewer: Sewer plans prepared by a Registered Professional Engineer showing the extension of service lines shall be submitted for review and approval upon submittal of a Preliminary Plat application or a Variance to the Subdivision Regulations shall be obtained.

Drainage: A drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. Drainage Basin Fees must be paid at issuance of a building permit for Arrowhead Drainage Basin, calculated at \$588.00 per acre.

Fire: Verify existing fire flows as to meet the minimum standard for General Commercial zoning on the subject property. It is the responsibility of the applicant to ensure minimum required fire flows are provided at project sites for proposed structures.

Connection Fees: Sewer and water connection fees have been established for the area involved with this plat, to recover costs from city projects, which extend water supply and wastewater collection systems to this vicinity on U.S. Highway 16. Connection fees are identified as \$324.44 per acre of frontage on U.S. Highway 16 for the water connection fee (#3910-0009) and \$918.18 per acre for the sanitary sewer connection fee plus \$21.43 per foot along the lot line frontage of 156.80 feet (#3940-0010). These fees will need to be paid to the City of Rapid City Finance Office prior to service connection to the water or sewer systems in this subdivision. Connection fee procedures has indicated that connection fees are to be paid at the time a building permit is obtained to connect a service to the relevant utility, not at the time of Final Plat.

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