

STAFF REPORT
September 8, 2005

No. 05PL155 - Preliminary Plat

ITEM 13

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Lazy P-6 Properties, LLC
REQUEST	No. 05PL155 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The unplatted portion of Government Lot 1, located in the N1/2 NW1/4 NW1/4, Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10 acres
LOCATION	At the northeast corner of the intersection of East Catron Boulevard and Fifth Street
EXISTING ZONING	Low Density Residential II District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential II District
East:	Low Density Residential II District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/12/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. Prior to Planning Commission approval of the Preliminary Plat, a Master Plan for the unplatted balance shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
3. Prior to Preliminary Plat approval by the City Council, the construction plans shall be revised to provide a water service line and wastewater service line to all of the lot(s) or a Variance to the Subdivision Regulations shall be obtained;
4. Prior to Preliminary Plat approval by the City Council, a cost estimate for the subdivision improvements shall be submitted for review and approval;
5. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along the first fifty feet of all corner lot(s) as per the Street Design Criteria Manual; and,
6. Upon submittal of the Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision

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inspection fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide the subject property into 36 residential lots leaving an unplatted balance. The property is being developed as a part of the "Gemstone Subdivision".

The subject property is located south of Enchanted Pines Drive and east of Parkview Drive. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Master Plan: The Preliminary Plat identifies an approximate 145 foot strip of land located directly east of the subject property to be left as an unplatted balance. As such, staff is recommending that prior to Planning Commission approval of the Preliminary Plat, a Master Plan for the unplatted balance be submitted for review and approval.

Construction Plans: The construction plans do not show a water service line and/or wastewater service line to several of the lots. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the construction plans be revised to provide a water service line and wastewater service line to all of the lot(s) or a Variance to the Subdivision Regulations must be obtained.

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