

STAFF REPORT  
October 6, 2005

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**No. 05PL166 - Preliminary Plat**

**ITEM 4**

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GENERAL INFORMATION:

PETITIONER	Centerline for Bank West
REQUEST	<b>No. 05PL166 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 1, Block 1, Stoney Creek South Subdivision, located in the NW1/4 SW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1A and 1B, Block 1, Stoney Creek South Subdivision, located in the NW1/4 SW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.5 acres
LOCATION	At the southeast corner of the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	General Commercial District (Planned Development Designation)
SURROUNDING ZONING	
North:	General Commercial District (Planned Development Designation)
South:	General Commercial District (Planned Development Designation)
East:	Low Density Residential District (Planned Development Designation)
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/6/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

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 showing a sidewalk along the south side of Catron Boulevard 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, water plans shall be submitted for

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- review and approval. In particular, the water plans shall show the extension of service lines, looping, domestic and fire flows and fire hydrant location(s). In addition, the plat document shall be revised to show utility easements as needed;
3. Prior to Preliminary Plat approval by the City Council, sewer plans shall be submitted for review and approval. In particular, the sewer plans show the collection system, service lines and connections to the existing system. In addition, the plat document shall be revised to show utility easements as needed;
  4. Prior to Preliminary Plat approval by the City Council, additional drainage information shall be submitted for review and approval. In addition, an erosion and sediment control plan and provisions for any required detention shall be submitted for review and approval. The plat document shall also be revised to provide drainage easements as needed;
  5. Prior to Preliminary Plat approval by the City Council, a geotechnical report, including pavement design recommendations and soil resistivity, shall be submitted for review and approval;
  6. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
  7. Prior to submittal of a Final Plat application, the plat document shall be revised identifying the plat as a "Final Plat" in lieu of a "Minor Plat";
  8. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along Catron Boulevard; and,
  9. Upon submittal of the Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide the subject property into two commercial lots. On June 6, 2005, the City Council approved a Layout Plat to subdivide the subject property into two lots as shown on this Preliminary Plat. The Layout Plat also identified a 26 foot wide access easement extending across an existing lot, Lot 7 of the Stoney Creek South Subdivision, to Bendt Drive located east of the subject property. In addition, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to improve the access easement located on the subject property as well as Lot 7. In particular, the City Council waived the requirement to construct, curb, gutter, sidewalk, street light conduit, water and sewer along the easement(s). In addition, a Variance to the Subdivision Regulations was granted to waive the requirement to increase the width of the easement from 26 feet to 59 feet.

The property is located in the southeast corner of the intersection of Catron Boulevard and Sheridan Lake Road and is currently void of any structural development.

STAFF REVIEW:

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

Catron Boulevard: Currently, a sidewalk does not exist along the south side of Catron Boulevard as it abuts a portion of the subject property. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, construction plans showing a sidewalk along the south side of Catron Boulevard be submitted for review and approval or a

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Variance to the Subdivision Regulations must be obtained.

The previously approved Final Plat created a non-access easement along this section of Catron Boulevard. In addition, the Layout Plat subdividing the existing lot into two lots as shown on this Preliminary Plat identified a non-access easement along Catron Boulevard. It appears that the proposed approach along Catron Boulevard will interfere with the acceleration lane extending from Sheridan Lake Road. This was the reason the non-access easement was placed on the original Final Plat document. As such, staff is recommending prior to Preliminary Plat approval by the City Council, the plat document be revised to show a non-access easement along Catron Boulevard.

Drainage Plan: Additional drainage information must be submitted for review and approval. In particular, the drainage plan must address the "E" inlet and the 18 inch outlet pipe in the proposed approach along Catron Boulevard. The plat document must also be revised to show drainage easements as needed. In addition, an erosion and sediment control plan and provisions for any required detention shall be submitted for review and approval. Staff is recommending that a drainage plan and erosion and sediment control plan be submitted for review and approval as identified and that the plat document be revised accordingly prior to Preliminary Plat approval by the City Council.

Water and Sewer Plans: Water showing the extension of service lines, looping, domestic and fire flows and fire hydrant location(s) must be submitted for review and approval. In addition, sewer plans showing the collection system, service lines and connections to the existing system must be submitted for review and approval. Staff is recommending that the water and sewer plans be submitted as identified. In addition, the plat document must be revised to show utility easements as needed.

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