

STAFF REPORT
November 23, 2005

No. 05PL206 - Preliminary Plat

ITEM 17

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 05PL206 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The unplatted portion in the SW1/4 NE1/4 and the SE1/4 NE1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 3 - 5, Block 1; Lots 1 - 4, Block 2, Fifth Street Office Plaza, Section 24, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 70.7 acres
LOCATION	West and east of the intersection of Fifth Street North and Parkview Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/28/2005
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, revised drainage information showing the existing drainage system and inlets in Fifth Street shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, a site plan showing the existing water system and appurtenances in Fifth Street shall be submitted for review and approval. In addition, the site plan shall show water service lines to each lot;
3. Prior to Preliminary Plat approval by the City Council, a site plan showing existing sewer mains and manholes in Fifth Street shall be submitted for review and approval. In addition, the site plan shall show sewer service lines to each lot; and,
4. Prior to submittal of a Final Plat application, the plat document shall be revised to show

STAFF REPORT
November 23, 2005

No. 05PL206 - Preliminary Plat

ITEM 17

the approved and shared approach locations. In addition, a non-access easement shall be shown along the balance of Fifth Street as it abuts the subject property.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create seven lots. The subject property is located north of Catron Boulevard and the east and west side of Fifth Street. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Utilities: Currently, private and public utilities exist along Fifth Street. However, staff is recommending that a site plan be submitted for review and approval identifying the existing sewer mains and water system and appurtenances along Fifth Street as it abuts the subject property. In addition, service lines to each lot must be identified.

Drainage: Drainage improvements have been constructed along Fifth Street. However, staff is recommending that a site plan showing the existing drainage system and inlets in Fifth Street as it abuts the subject property be submitted for review and approval prior to Preliminary Plat approval by the City Council.

Non-access Easement: The site plan identifies previously reviewed and shared approach locations along Fifth Street. Staff is recommending that the plat document be revised to show the approved shared approaches prior to submittal of a Final Plat application. In addition, a non-access easement must be shown along the balance of Fifth Street as it abuts the subject property.

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