

STAFF REPORT
January 5, 2006

No. 05PL238 - Preliminary Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER	Cetec Engineering Services for Olsen Development Company
REQUEST	No. 05PL238 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The balance of Lot 5 of Overlook Subdivision of the SW1/4 of the NW1/4, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 8 of Overlook Subdivision, formerly the balance of Lot 5 of Overlook Subdivision of the SW1/4 of the NW1/4, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.00 acres
LOCATION	1825 Clark Street
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	Park Forest District
East:	Park Forest District
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/9/2005
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, 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;
2. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
3. Upon submittal of the Final Plat application, surety for any required subdivision

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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 create a three acre commercial lot. On October 3, 2005, the City Council approved a Layout Plat to create three commercial lots, including the subject property. In addition the City Council approved a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk and street light conduit along W. Fulton Street with the stipulation that a sidewalk be constructed on one side of the street and that the applicant sign a waiver of right to protest any future assessments for the improvements.

The subject property is located south of W. Fulton Street and is currently void of any structural development.

STAFF REVIEW:

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

Construction Plans: Construction plans have been submitted for review and approval. In addition, staff has reviewed and red lined the plans as needed. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, all necessary changes must be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings must be returned to the Growth Management Department

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