

STAFF REPORT
January 5, 2006

No. 05PL244 - Preliminary Plat

ITEM 10

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 05PL244 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The unplatted portion of the SE1/4 NW1/4 and the SW1/4 NE1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.87 acres
LOCATION	At the northwest corner of the intersection of Catron Boulevard and Fifth Street
EXISTING ZONING	Medium Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Highway Services District (Pennington County)
East:	Medium Density Residential District (Planned Development Designation) - Office Commercial District (Planned Development Designation)
West:	Low Density Residential District
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, road construction plans for Catron Boulevard shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed with curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
3. Prior to submittal of a Final Plat application, the plat document shall be revised to show the names of adjacent streets and adjacent subdivisions as per Chapter 16.20.050 of the Rapid City Municipal Code;
4. Prior to submittal of a Final Plat application, a Final Plat shall be approved creating Lot 2 of Block 1 or the plat title shall be revised to show the correct "formerly" description;
5. Prior to submittal of a Final Plat application, the plat document shall be revised to show a

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- non-access easement along Stumer Road, except for the approved approach location and to show a non-access easement along Catron Boulevard;
6. Upon submittal of a 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 lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and additional pavement along Catron Boulevard as it abuts the subject property. (See companion item #05SV086.)

On November 21, 2005, the City Council approved a Preliminary Plat to create 17 lots, which included the subject property. In particular, the Preliminary Plat identified the subject property as one 10.87 acre lot. In addition, a Variance to the Subdivision Regulations was approved to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and additional pavement along Catron Boulevard as it abuts the 17 lot development.

On November 10, 2005, the Planning Commission approved an Initial and Final Planned Residential Development to allow a 146 unit apartment complex with accessory structures to be constructed on the subject property in two phases. The proposed lot split as shown on this Preliminary Plat is reflective of the two phases of development.

The subject property is located north of Catron Boulevard and west 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:

Catron Boulevard: Catron Boulevard is located along the south lot line of the subject property and is classified as a principal arterial street on the City's Major Street Plan. A principal arterial street must be located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Catron Boulevard is located in a 150 foot wide right-of-way and constructed with an approximate 40 foot wide paved surface. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for Catron Boulevard be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Chapter 16.20.050: Chapter 16.20.050 of the Subdivision Regulations requires that adjacent street names and subdivision names be shown on the Final Plat document. As such, staff is recommending that the plat document be revised accordingly prior to submittal of a Final Plat application.

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