

STAFF REPORT
May 4, 2006

No. 06PL047 - Preliminary Plat

ITEM 31

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06PL047 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A Tract of land located in the NE1/4 SW1/4, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota described as follows; Beginning at the southwest corner of Tract D of found rebar and cap this being the true point of beginning; Thence S00°58'28"E a distance of 928.44 feet to an angle point; Thence S86°46'02"E a distance of 824.85 feet to an angle point; Thence N00°10'09"E a distance of 929.35 feet to a found rebar and cap; Thence N89°49'51" a distance of 819.76 feet to the point of beginning. Said Tract of land containing 17.54 acres more or less
PROPOSED LEGAL DESCRIPTION	Tracts A and B of Lot 1, New Park Subdivision; Tracts F, G and H of McMahon Subdivision; located in the NW1/4 SW1/4 and the NE1/4 SW1/4, Section 24 T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 21.04 acres
LOCATION	West of Haines Avenue and south of Kathryn Avenue
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	4/7/2006
REVIEWED BY	Mike Maxwell / Emily Fisher

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the May 25, 2006 Planning Commission meeting.

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GENERAL COMMENTS: The applicant has submitted a Preliminary Plat application for the New Park and McMahon Subdivision. The property is identified as a tract of land located in the NE1/4 SW1/4, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota. The property is more generally described as west of Haines Avenue and south of Kathryn Avenue.

The applicant is proposing to plat five tracts, Tract A is 1.67 acres, Tract B is .58 acres, Tract F 1.61 acres, Tract G 13.62 acres and Tract H .86 acres. Currently the property is undeveloped and is zoned Low Density Residential.

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

Subdivision Improvements: The applicant is proposing that the Tax Increment District funding shall serve as surety for the design and construction of the curb, gutter, sidewalk, street light conduit, water, sewer and pavement for the proposed plat. This is similar to the process utilized in the development of Kathryn Street to the north. To date, the Tax Increment Project Plan has not been revised to include these changes. Until such time as the Project Plan has been revised or alternative surety is posted for the design, Staff can not recommend approval of the Preliminary Plat.

Air Quality Permit: Staff noted that if the area of disturbance exceeds one acre, an Air Quality Permit must be obtained.

Topographical Information: Staff noted that no topographical information was submitted with the Preliminary Plat. As such, prior to Preliminary Plat approval by the Planning Commission, topographical information for the site shall be submitted for review and approval.

Drainage: Staff noted that no drainage information was submitted with the Preliminary Plat. As such, prior to Preliminary Plat approval by the Planning Commission, a drainage plan shall be submitted for review and approval. In particular the drainage plan shall include calculations demonstrating that developed flows from the site do not exceed pre-developed flows. This is necessary to insure that adequate easements are retained on the plat for any required drainage improvements.

Master Plan: In accordance with the adopted resolution, a master plan for the entire property is requested to be submitted for review approval of the Preliminary Plat prior to approval by the Planning Commission. In particular, the staff noted that the Preliminary Plat as submitted does not show how access to the City park land will be provided along with access to the adjacent properties.

Staff recommends that the Preliminary Plat be continued to the May 25 2006 Planning Commission meeting to allow the applicant time to submit additional information.