

STAFF REPORT
August 10, 2006

No. 06PL116 - Preliminary Plat

ITEM 13

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06PL116 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Tract E-3, McMahon Subdivision, and a portion of the unplatted balance of the NE1/4 SW1/4, Section 24, located in the NE1/4 SW1/4, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract E-3R, McMahon Subdivision, located in the NE1/4 SW1/4, Section 24, T2N, R7E, formerly Tract E-3, McMahon Subdivision, and a portion of the unplatted balance of the NE1/4 SW1/4, Section 24, located in the NE1/4 SW1/4, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.03 acres
LOCATION	West of Haines Avenue and south Kathryn Avenue
EXISTING ZONING	General Commercial District (Planned Development Designation) - General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District (Planned Development Designation)
East:	General Commercial District
West:	Medium Density Residential District (Planned Development Designation) - Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	7/14/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Preliminary Plat be approved with the following stipulations:

1. A grading plan shall be submitted for review and approval prior to issuance of a building permit;
2. Prior to Preliminary Plat approval by City Council, a revised plan be submitted for review and approval showing the size of the proposed sanitary service;

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3. Prior to Preliminary Plat approval by City Council, a revised plan shall be submitted for review and approval dedicating the required non-access easements;
4. Prior to Preliminary Plat approval by City Council, a revised plan shall be submitted for review and approval with the correct legal description; and,
5. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS:

This Preliminary Plat application proposes to plat Tract E-3R of McMahon Subdivision, which is approximately 2.06 acres in size. The subject property is located south of Kathryn Avenue and west of Haines Avenue. The property in question is zoned General Commercial with a Planned Development Designation. Land to the north and south is zoned General Commercial with a Planned Development Designation. The land to the west is Low Density Residential and the land to the east, across Haines Avenue is zoned General Commercial.

On May 16, 2005, the City Council approved a Preliminary Plat (05PL055) with stipulations that included the subject property.

On June 14, 2005, Staff approved a Final Plat (05PL103) that included the subject property.

The applicant is now proposing to expand the boundaries of Tract E-3 of McMahon Subdivision and create Tract E-3R of McMahon Subdivision.

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

Haines Avenue: Haines Avenue is located along the eastern lot line of proposed Tract E-3R of McMahon Subdivision. Haines Avenue is identified as an arterial street on the Major Street Plan and is located in a minimum 100 foot of right-of-way and constructed with a minimum 40 foot wide paved surface with curb, gutter, sidewalk, street light conduit, water and sewer.

Kathryn Avenue: Staff noted that the construction plans for Kathryn Avenue were approved as part of a previous plat and is located in a minimum 68 foot wide right-of-way and proposed to be constructed with a minimum 32 foot wide paved surface with curb, gutter, sidewalk, street light conduit, water and sewer.

Grading Plan: Staff noted that a grading plan shall be submitted for review and approval prior to issuance of a building permit.

Drainage System: Staff noted that a drainage plan was submitted that included calculations that discharge from improvements will not exceed pre-development flow rates.

Water System: Staff noted that the applicant submitted water information and analysis demonstrating sufficient quantities for domestic and fire flows with a total flow available of 4,430 GPM at 20 psi.

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Wastewater System: Staff noted that no information was submitted on the size of the proposed sanitary service. Staff recommends that prior to Preliminary Plat approval by City Council, a revised plan be submitted for review and approval showing the size of the proposed sanitary service.

Easements: Staff noted that the required non-access easements along Haines Avenue and Kathryn Avenue were not shown on the plans. Staff is recommending that prior to Preliminary Plat approval by City Council, a revised plan shall be submitted for review and approval dedicating the required non-access easements.

Plat Information: Staff noted that Tract J is not a recorded lot. Staff is recommending that prior to Preliminary Plat approval by City Council, a revised plan shall be submitted for review and approval with the correct legal description.

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