

STAFF REPORT
March 26, 2009

No. 09PL007 - Preliminary Plat

ITEM 18

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Selador Ranches, Inc.
REQUEST	No. 09PL007 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 1 of Block 16 of Red Rock Estates located in the NW1/4 of the NW1/4 of Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1R of Block 16 and vacation of Lot 1 of Red Rock Estates located in the NW1/4 of the NW1/4 of Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.739
LOCATION	North of Bethpage Drive and Prestwick Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District
East:	General Agriculture District
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/19/2009
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show a drainage easement extending through the northern portion of the property as per the drainage information submitted in 2003 for this lot or a revised drainage plan shall be submitted for review and approval demonstrating that the easement is not needed;
2. Prior to Preliminary Plat approval by the City Council, the applicant shall demonstrate that the water and sewer service lines have been constructed to Lot 1 as per the approved plans submitted in 2003 for this lot or construction plans shall be submitted for review and approval showing the construction of the service lines; and,

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3. Prior to submittal of a Final Plat application, the plat document shall be revised to include the Certificates of Title for a Final Plat in lieu of a Minor Plat.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to vacate a 3.905 acre lot known as Lot 1, Block 16 of Red Rock Estates. In addition, the Preliminary Plat proposes to replat a portion of Lot 1 creating a 1.79 acre lot to be known as Lot 1R, Block 16 of Red Rock Estates, leaving the remaining 2.115 acre parcel as an unplatted balance.

Lot 1, Block 16 of Red Rock Estates was originally platted in 2004. The property is located north of the intersection of Bethpage Drive and Presswork Road. Currently the property is void of any structural development.

STAFF REVIEW:

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

Drainage: The drainage information submitted in 2003 with the Preliminary Plat to create Lot 1, Block 16 identifies a natural drainage channel extending through the northern portion of the lot. As such, staff recommends that prior to Preliminary Plat approval by the City Council, the plat document be revised to show a drainage easement extending through the northern portion of the property as per the drainage information submitted in 2003 or a revised drainage plan must be submitted for review and approval demonstrating that the easement is not needed.

Water and Sewer Service Lines: The construction plans submitted in 2003 with the Preliminary Plat to create Lot 1, Block 16 show a water and sewer service line extending from Bethpage Drive to serve the property. A utility plan showing the existing and/or proposed utilities was not submitted as a part of this application as required. As such, staff recommends that prior to Preliminary Plat approval by the City Council, the applicant demonstrate that the water and sewer service lines have been constructed to Lot 1 as per the approved plans submitted in 2003 or construction plans must be submitted for review and approval showing the construction of the service lines.

Plat Labeling: The plat document identifies Certificates of Title for a Minor Plat in lieu of a Final Plat. As such, staff recommends that prior to submittal of a Final Plat application, the plat document be revised to show the Certificates of Title for a Final Plat.

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