

STAFF REPORT
August 25, 2011

No. 11PL040 - Preliminary Plat

ITEM 9

GENERAL INFORMATION:

APPLICANT	Century Resources, Inc.
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	Century Resources, Inc.
REQUEST	No. 11PL040 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 2 and Lot 3R of Block 1 of Menard Subdivision located in the NE1/4 of the SW1/4 of Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 2R and Lot 3R-2 of Block 1 of Menard Subdivision
PARCEL ACREAGE	Approximately 3.2 acres
LOCATION	On the south side of East Anamosa Street southeast of the intersection of East Anamosa Street and North Creek Drive
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Agriculture District - Light Industrial District (Planned Development Designation)
East:	General Commercial District (Planned Commercial Development)
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/29/2011
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

1. Prior to submittal of a Final Plat application, the plat document shall be revised to show Lot 3R-2 as Lot 3R2; and,
2. The approved Preliminary Plat shall be valid for two years from the date of approval of the plat. However, the owner or applicant of the plat may, prior to the termination of the

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two year period, request a one year extension subject to approval by the City Council.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to reconfigure two lots creating Lot 2R and Lot 3R-2 of Block 1, Menard Subdivision.

On June 19, 2011, a Minor Plat (File #11PL030) was approved creating Lot 3R.

The property is located on the south side of East Anamosa Street, southeast of the intersection of East Anamosa Street and North Creek Drive. Currently, a commercial building with parking is located on proposed Lot 2R. Proposed Lot 3R-2 is currently void of any structural development.

STAFF REVIEW:

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

Subdivision Improvements: All of the associated subdivision improvements for the Preliminary Plat are completed. However, since a Minor Plat was approved creating Lot 3R within the last calendar year, this replat of the two lots could not also be submitted as a Minor Plat.

Plat Labeling: The Register of Deed's Office has indicated that the plat must be revised to show Lot 3R-2 as 3R2. Staff recommends that prior to submittal of a Final Plat application, the plat document be revised as requested.

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