

STAFF REPORT

August 21, 2003

No. 03PL083 - Preliminary and Final Plat

ITEM 10

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 03PL083 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	Lot 1, Block 5 of Stoney Creek Subdivision Phase 1, located in the SW1/2 NW1/4 and the NW1/4 SW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1A and Lot 1B, Block 5 of Stoney Creek Subdivision Phase 1, located in the SW1/2 NW1/4 and the NW1/4 SW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.582 acres
LOCATION	Northwest of the intersection of Bendt Drive and Catron Boulevard
EXISTING ZONING	General Commercial District w/Planned Development Designation
SURROUNDING ZONING	
North:	Low Density Residential District w/Planned Residential Development
South:	Low Density Residential District w/Planned Residential Development
East:	Low Density Residential District w/Planned Residential Development
West:	General Commercial District w/Planned Development Designation
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	07/25/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

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Engineering Division Recommendations:

1. Prior to City Council approval of the Preliminary Plat, a cost estimate and surety shall be posted for improvements along Bendt Drive and Winterset Drive that have not been completed;
2. Prior to City Council approval of the Final Plat, the plat document shall be revised to incorporate Outlot A into Lot 1A and a drainage easement shall be identified in the northeast corner of Lot 1A; and,

Register of Deed's Office Recommendation:

3. Prior to City Council approval of the Final Plat, the plat document shall be revised to eliminate one of the "Director of Equalization" certificates.

GENERAL COMMENTS:

The applicant has submitted a Preliminary and Final Plat to subdivide the subject property into two commercial lots. The property is located in the northwest corner of the Bendt Drive/Catron Boulevard intersection and is currently void of any structural development.

STAFF REVIEW:

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

Subdivision Improvements: Construction plans for Bendt Drive and Winterset Drive have previously been approved as a part of adjacent platting within the Stoney Creek Subdivision. To date, sidewalks along Bendt Drive and Winterset Drive as they abut the subject property have not been constructed. As such, the Engineering Division has indicated that a cost estimate and surety for the improvement must be submitted prior to Preliminary Plat approval by the City Council.

To date, curb, gutter and sidewalk have not been constructed along Catron Boulevard. However, the applicant has entered into an agreement with the City requiring that the cost of the improvement be paid at such time as the City completes improvements along this portion of Catron Boulevard. As such, the agreement serves as surety for the improvement(s) at this time.

Outlot A: A previously platted Outlot A is located directly north of proposed Lot 1A. The applicant has indicated that the plat document will be revised to incorporate Outlot A into Lot 1A and that a drainage easement will be shown along the northeast corner of Outlot A. Staff is recommending that the plat document be revised as identified prior to City Council approval of the Final Plat.

Grading and Drainage: The Engineering Division has indicated that upon submittal of a building permit, a revised grading and drainage plan must be submitted for review and approval. In addition, the existing sediment and erosion control plan must be updated and a sediment pond must be installed.

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Water and Sewer: The Engineering Division has indicated that separate service lines off the water and sewer mains located in Bendt Drive must be extended to each lot. Upon submittal of a building permit, the construction plans must identify the utility service lines as indicated.

Register of Deed's Office: The Register of Deed's Office has indicated that the plat document currently shows two "Director of Equalization" certificates. Prior to Final Plat approval, the plat document must be revised to eliminate one of the certificates.

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