

STAFF REPORT
January 6, 2005

No. 04PL185 - Preliminary Plat

ITEM 6

GENERAL INFORMATION:

PETITIONER	Black Hills Surveying
REQUEST	No. 04PL185 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Unplatted portion of Tract A of Tract 1, all located in the W1/2, SW1/4, Section 23, T1N, R7E, BHM, Rapid City Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 4 and 5 of Owen Hibbard Subdivision Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.77 Acres
LOCATION	Owen Hibbard Subdivision
EXISTING ZONING	Office Commercial District/Planned Development District, General Commercial District/Planned Development District, Public District
SURROUNDING ZONING	
North:	Public District
South:	General Commercial District/Planned Development District
East:	General Commercial District
West:	General Agriculture District
PUBLIC UTILITIES	To be extended to City of Rapid City water and sewer
DATE OF APPLICATION	12/09/2004
REVIEWED BY	Renee Catron-Blair / Curt Huus

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the January 27, 2005 Planning Commission Meeting to allow the applicant to submit the required information.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide approximately seven acres into two lots. Layout Plat item #04PL109 was approved with stipulations on September 20, 2004.

The subject property is located south of Rapid City off of South U. S. Highway 16 between Promise Road and Golden Eagle Drive. Currently, there are no structures on the property.

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STAFF REVIEW:

As noted above, a Layout Plat for the subject property was approved on September 20, 2004 the following stipulations:

1. Upon submittal of the Preliminary Plat application, a drawing showing existing topographical information, existing utilities and service line connections and streets for the entire property shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat application, a drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary;
3. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show utility easement(s) as needed;
4. Upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered Professional Engineer showing the extension of service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
5. Upon submittal of the Preliminary Plat application, all Uniform Fire Codes shall be continually met;
6. Prior to submittal of a Final Plat application, the plat document shall be revised to include the required Final Plat certificates;
7. Upon submittal of a Final Plat, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid;
8. Prior to Preliminary Plat approval by the City Council, road construction plans for U.S. Highway 16 shall be submitted for review and approval. In particular, road construction plans shall show U.S. Highway 16 located in a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Requirements shall be obtained;
9. Prior to Preliminary Plat approval by the City Council, road construction plans for Promise Road shall be submitted for review and approval. In particular, road construction plans shall show Promise Road located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Requirements shall be obtained; and,
10. Prior to Preliminary Plat approval by the City Council, road construction plans for Golden Eagle Drive shall be submitted for review and approval. In particular, road construction plans shall show Golden Eagle Drive located in a minimum 52 foot right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Requirements shall be obtained or the section line highway shall be vacated. The adjacent property owner shall sign the petition to vacate the section line highway or a Variance to the Subdivision Regulations shall be obtained to allow half a right-of-way.

The above stipulations have not been met with the exception of stipulation #6. A substantial amount of information must be submitted before staff can adequately review the Preliminary Plat application. The applicant submitted a Waiver of Submittal Requirements and a Topography Waiver Form regarding the subject property; however, that request was not

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approved prior to submittal as required. To date the required signatures have not been secured making the Preliminary Plat application incomplete. Staff is recommending that this item be continued to the January 27, 2005 Planning Commission Meeting to allow the applicant time to submit information, obtain a Variance to the Subdivision Regulations and/or Exceptions to the Street Design Criteria Manual or submit a bond or other surety acceptable to the City Attorney to guarantee that the design and improvements will be completed. It should be noted that Preliminary Concept Plans should be submitted detailing the required improvements to insure that there is no misunderstanding of what will be required pursuant to the surety.