

STAFF REPORT
October 27, 2005

No. 05PL181 - Preliminary Plat

ITEM 12

GENERAL INFORMATION:

PETITIONER	Dream Design International for Thomas O'Meara
REQUEST	No. 05PL181 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Part of Lot D of Lot C, NE1/4 SW1/4, lying west of U.S. Highway 16 Right-of-Way; and Lot 2, Lot A, Lot C, NE1/4 SW1/4, lying west of U.S. Highway 16, all located in Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 and 2, O'Meara Subdivision, located in the NE1/4 SW1/4, Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.98 acres
LOCATION	4080 Tower Road
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Park Forest District
South:	General Commercial District
East:	General Agriculture District
West:	Park Forest District
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	9/30/2005
REVIEWED BY	Mike Maxwell / Michelle Horkey

RECOMMENDATION:

1. Prior to City Council approval, staff recommends the plat document shall be revised to show a non-access easement along U.S. Highway 16.
2. Prior to Preliminary Plat approval by the City Council, road construction plans showing the installation of curb, gutter, sidewalk, water and sewer along Tower Road shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained.
3. Prior to Preliminary Plat approval by the City Council, road construction plans showing the installation of curb, gutter, sidewalk, water and sewer along US Highway 16 shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained.
4. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval.

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5. Upon submittal of the Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS: The applicant has submitted a Preliminary Plat to subdivide a part of Lot D of Lot C on the NE1/4 SW1/4 Section 14, T1N, TR7E, BHM, lying west of Highway 16 Right-of-Way and Lot 2 of Lot A of Lot C of the NE1/4 SW1/4 Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, into two lots.

The property is located at 4080 Tower Road next to the Pine Lawn Cemetery. Currently, there is a hotel and a single family residence on the property.

Staff Review:

Non-Access Easement: South Dakota Department of Transportation has requested that a non-access easement be dedicated along US Highway 16.

US Highway 16: US Highway 16 is located along the east lot line of the subject property and is classified as a principal arterial street on the City's Major Street Plan. A principal arterial street must be located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, street light conduit, sidewalk, water and sewer. Currently, US Highway 16 is located in a 235 foot wide right-of-way and constructed with two 26 foot wide paved street sections, sewer and water.

Staff has reviewed the Preliminary Plat application and recommends approval with the above state stipulations.

Tower Road: Tower Road is located along the west lot line of the subject property and is classified as a collector street on the City's Major Street Plan. A collector street must be located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, streetlight conduit, sidewalk, water and sewer. Currently Tower Road is located in a 68 foot wide right-of-way and constructed with a 24 foot wide paved street section, sewer and water.

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