

STAFF REPORT
May 25, 2006

No. 06PL047 - Preliminary Plat

ITEM 43

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06PL047 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A Tract of land located in the NE1/4 SW1/4, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota described as follows; Beginning at the southwest corner of Tract D of found rebar and cap this being the true point of beginning; Thence S00°58'28"E a distance of 928.44 feet to an angle point; Thence S86°46'02"E a distance of 824.85 feet to an angle point; Thence N00°10'09"E a distance of 929.35 feet to a found rebar and cap; Thence N89°49'51" a distance of 819.76 feet to the point of beginning. Said Tract of land containing 17.54 acres more or less
PROPOSED LEGAL DESCRIPTION	Tracts A and B of Lot 1, New Park Subdivision; Tracts F, G and H of McMahon Subdivision; located in the NW1/4 SW1/4 and the NE1/4 SW1/4, Section 24 T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 21.04 acres
LOCATION	West of Haines Avenue and south of Kathryn Avenue
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	4/7/2006
REVIEWED BY	Mike Maxwell / Emily Fisher / Marcia Elkins

RECOMMENDATION:

Staff will provide a recommendation to the Planning Commission at the May 25, 2006 meeting.

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GENERAL COMMENTS: (Update, May 19, 2006. All additions and/or revisions are shown in bold.) This item was continued at the May 4 2006 Planning Commission to allow the applicant to submit the following required information: 1) topographic information; 2) drainage plan including calculations demonstrating that developed flows do not exceed pre-developed flows so that adequate easements can be identified on the plat; 3) Master Plan for the entire property showing how access will be provided to the adjacent park land as well as the other adjacent properties; and, 4) to allow the applicant to process the revised Tax Increment Financing Project Plan or provide alternative security for the design plans. Additional information was submitted on May 17, 2006. The revised Tax Increment Financing Project Plan will also be considered at the May 25, 2006 Planning Commission meeting. Staff is currently reviewing that information and will provide a recommendation to the Planning Commission at the May 25, 2006 meeting.

The applicant has submitted a Preliminary Plat application for the New Park and McMahon Subdivision. The property is identified as a tract of land located in the NE1/4 SW1/4, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota. The property is more generally described as west of Haines Avenue and south of Kathryn Avenue.

The applicant is proposing to plat five tracts, Tract A is 1.67 acres, Tract B is .58 acres, Tract F 1.61 acres, Tract G 13.62 acres and Tract H .86 acres. Currently the property is undeveloped and is zoned Low Density Residential.

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

Subdivision Improvements: The applicant is proposing that the Tax Increment District funding shall serve as surety for the design and construction of the curb, gutter, sidewalk, street light conduit, water, sewer and pavement for the proposed plat. This is similar to the process utilized in the development of Kathryn Street to the north. To date, the Tax Increment Project Plan has not been revised to include these changes. Until such time as the Project Plan has been revised or alternative surety is posted for the design, Staff can not recommend approval of the Preliminary Plat.

Air Quality Permit: Staff noted that if the area of disturbance exceeds one acre, an Air Quality Permit must be obtained.

Topographical Information: Staff noted that no topographical information was submitted with the Preliminary Plat. As such, prior to Preliminary Plat approval by the Planning Commission, topographical information for the site shall be submitted for review and approval.

Drainage: Staff noted that no drainage information was submitted with the Preliminary Plat. As such, prior to Preliminary Plat approval by the Planning Commission, a drainage plan shall be submitted for review and approval. In particular the drainage plan shall include calculations demonstrating that developed flows from the site do not exceed pre-developed flows. This is necessary to insure that adequate easements are retained on the plat for any required drainage improvements.

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Master Plan: In accordance with the adopted resolution, a master plan for the entire property is requested to be submitted for review approval of the Preliminary Plat prior to approval by the Planning Commission. In particular, the staff noted that the Preliminary Plat as submitted does not show how access to the City park land will be provided along with access to the adjacent properties.

Staff is reviewing the recently submitted information and will provide a recommendation at the May 25, 2006 Planning Commission meeting.