

STAFF REPORT
May 25, 2006

No. 06PL048- Preliminary Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06PL048 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A parcel of land located in the SE1/4, Section 28, and the NE1/4, Section 33, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2 of Block 1, LaGrand Subdivision, located in the SE1/4, Section 28, and the NE1/4, Section 33, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.34 acres
LOCATION	North Elk Vale Road and Eglin Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Agriculture District
East:	General Commercial District
West:	General Agriculture District
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	4/7/2006
REVIEWED BY	Mike Maxwell / Mary Bosworth / Marcia Elkins

RECOMMENDATION:

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

GENERAL COMMENTS: (Update, May 19, 2006. All revisions and/or additions are shown in bold.) This item had been recommended for approval at the May 4, 2006 with the following stipulations:

1. Prior to Preliminary Plat approval by the Planning Commission, a grading plan and geotechnical information must be submitted for review and approval;
2. Prior to Preliminary Plat approval by the Planning Commission, an erosion and sediment control plan for all improved areas shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the Planning Commission, a drainage plan

STAFF REPORT
May 25, 2006

No. 06PL048- Preliminary Plat

ITEM 7

- addressing the design of all drainage components shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the Planning Commission, a water system analysis demonstrating that sufficient quantities for domestic and fire flows shall be submitted for review and approval;
 5. Prior to start of construction an Air Quality Permit shall be obtained;
 6. Prior to Preliminary Plat approval by the Planning Commission, road construction plans showing the installation of curb, gutter, sidewalk, street light conduit, water and sewer along Elk Vale Road shall be submitted for review and approval as identified or a Variance to the Subdivision Regulations shall be obtained;
 7. Prior to Preliminary Plat approval by the Planning Commission, topographical information at five foot intervals shall be submitted for review and approval;
 8. Prior to Preliminary Plat approval by the Planning Commission, a cost estimate for the subdivision improvements shall be submitted for review and approval; and,
 9. Upon submittal of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

A number of those stipulations required that additional information be submitted for review and approval prior to the Planning Commission approval of the request. As that information was not submitted prior to the May 4, 2006 Planning Commission meeting, the item was continued to the May 25, 2006 Planning Commission meeting. Additional information was submitted on May 17, 2006. Staff is currently reviewing that information and will provide a recommendation to the Planning Commission at the May 25, 2006 Planning Commission meeting.

The applicant has submitted a Preliminary Plat for the LaGrand Subdivision. The property is described as a parcel of land located in the SE1/4, Section 28, and the NE1/4, Section 33, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally located at the northwest quadrant of the intersection of North Elk Vale Road and Eglin Street.

The applicant is proposing to plat two lots in the General Commercial Zoned District. Proposed Lot 1 will be 3.32 acres and proposed Lot 2 will be 2.03 acres.

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

Elk Vale Road; Elk Vale Road is located along the eastern lot line of proposed Lot 1 and is classified as an arterial street requiring that the street be located in a minimum 100 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, the Elk Vale Road is located in a 250 foot wide right-of-way with a minimum 24 foot paved surface with street lights, water and sewer. Elk Vale Road currently does not have curb, gutter and sidewalks. As such, staff recommends that prior to Preliminary Plat approval by the Planning Commission, plans for Elk Vale Road shall be submitted as identified or a Variance to the Subdivision Regulations must be obtained. **The Variance was approved with a stipulation by the City Council on May 15, 2006.**

STAFF REPORT
May 25, 2006

No. 06PL048- Preliminary Plat

ITEM 7

Eglin Street: Eglin Street is located along the southern lot line of proposed Lot 1 and 2, and is classified as an arterial street requiring that the street be located in a minimum 100 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently Eglin Street is shown on the applicant's site plan in a 100 foot right-of way.

On April 6, 2006 an 11-6-19 Review to construct a public street with public utilities was approved by the Planning Commission for Eglin Street. At that time construction plans for Eglin Street were submitted demonstrating compliance with all applicable City Standards. These improvements must be installed prior to final plat approval or surety must be submitted to guarantee the construction of the improvements.

Grading Plan: Staff noted that no grading or erosion control plan was submitted with the Preliminary Plat. As such, prior to Preliminary Plat approval by the Planning Commission a complete grading and erosion control plan shall be submitted for review and approval.

Drainage Plan: 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.

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.

Water: Staff noted that no information on the water system was submitted with the preliminary Plat. As such, prior to Preliminary Plat approval by the Planning Commission, water system plans prepared by a registered Professional Engineer verifying the source and demonstrating that sufficient quantities for domestic and fire flows shall be submitted for review and approval.

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

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