

STAFF REPORT
June 8, 2006

No. 06PL073 - Preliminary Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06PL073 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The unplatted portion of the NE1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.72 acres
LOCATION	At the northeast corner of the intersection of Parkview Drive and Fifth Street
EXISTING ZONING	Low Density Residential District - General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Public District
East:	General Agriculture District - Low Density Residential District
West:	Office Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/12/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Preliminary Plat be approved with the following stipulation:

1. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along 5th Street and the first 230 feet of Parkview Drive as it extends north from 5th Street or an Exception to the Street Design Criteria Manual shall be obtained.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create a 1.72 acre parcel leaving an unplatted balance. The property is located in the northeast corner of the intersection of 5th Street and Parkview Drive and is currently void of any structural development.

STAFF REPORT
June 8, 2006

No. 06PL073 - Preliminary Plat

ITEM 7

STAFF REVIEW:

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

Zoning: The subject property is currently zoned Low Density Residential District and General Agriculture District. The South Robbinsdale Neighborhood Area Future Land Use Plan identifies the appropriate use of the land as Office Commercial with a Planned Commercial Development. A single family residence could be located in that portion of the property currently zoned Low Density Residential District. However, the applicant should be aware that the property must be rezoned as identified prior to the issuance of a building permit for an office commercial use and/or for a residence in that portion of the property currently zoned General Agriculture District.

Subdivision Improvements: Parkview Drive and 5th Street, as they abut the subject property, are currently constructed to City Street Design Standards. However, a previous Minor Plat has been reviewed and approved from this unplatted parcel within the last year. As such, the applicant has submitted a Preliminary Plat for review and approval as required by Chapter 16.08.030 of the Subdivision Regulations.

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