

STAFF REPORT
June 8, 2006

No. 06PL075 - Preliminary Plat

ITEM 8

GENERAL INFORMATION:

PETITIONER	Stoney Creek Development Corp. for Boschee Engineering
REQUEST	No. 06PL075 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The unplatted portion of the N1/2 NW1/4 SW1/4, lying south of Catron Boulevard; and a portion of S1/2 NW1/4 SW1/4, less Stoney Creek South Subdivision, all located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.302 acres
LOCATION	At the southwest corner of the intersection of Bendt Drive and Catron Boulevard
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Commercial Development)
South:	Low Density Residential District (Planned Commercial Development)
East:	Low Density Residential District (Planned Commercial Development)
West:	Low Density Residential 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 stipulations:

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
2. Prior to Preliminary Plat approval by the City Council, all construction plans shall be sealed and signed by a Professional Engineer registered by the State of South Dakota;
3. Prior to Preliminary Plat approval by the City Council, additional drainage information shall be submitted for review and approval. In particular, drainage flow direction arrows

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- and silt/sedimentation control measures shall be shown on the plans. In addition, drainage information demonstrating that the drainage ditch is sized adequately and that the quantity of riprap at the outlet of the storm drainage is adequate for energy dissipation shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 5. Prior to submittal of a Final Plat application, the plat document shall be revised to show non-access easement in compliance with the Street Design Criteria Manual;
 6. Prior to submittal of a Final Plat application, the plat document shall be revised correctly labeling Catron Boulevard and Bendt Drive. In addition, the north arrow shall be aligned to the direction north; and,
 7. Upon submittal of a 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 create a 1.302 acre lot as a part of the Stoney Creek South Subdivision. The applicant has indicated that a car wash will eventually be constructed on the property.

On February 6, 2006, the City Council approved a Layout Plat to create a 1.302 acre lot as shown on this Preliminary Plat. In addition, the City Council approved a Comprehensive Plan Amendment to the Southwest Connector Neighborhood Future Land Use Plan to change the land use designation from a Planned Residential Development with a maximum density of four to eight dwelling units per acre to General Commercial with a Planned Commercial Development and a Rezoning request to change the zoning of the property from Low Density Residential District to General Commercial District. The City also approved a Planned Development Designation application for the subject property. (See associated items 05PL253, 05CA055, 05RZ069 and 05PD092.)

The property is located in the southeast corner of the intersection of Bendt Drive and Catron Boulevard. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Zoning: The subject property is currently zoned General Commercial District with a Planned Development Designation. As noted above, the applicant has indicated that a car wash will be constructed on the proposed lot. Prior to issuance of a building permit, an Initial and Final Planned Residential Development must be submitted for review and approval.

Drainage: Additional drainage information must be submitted for review and approval. In particular, drainage flow direction arrows and silt/sedimentation control measures must be shown on the plans. In addition, drainage information demonstrating that the drainage ditch is sized adequately and that the quantity of riprap at the outlet of the storm drainage is adequate for energy dissipation must be submitted for review and approval. Staff is recommending that the additional drainage information be submitted for review and approval prior to Preliminary Plat approval by the City Council.

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