

STAFF REPORT
June 8, 2006

No. 06PL080 - Preliminary Plat

ITEM 38

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06PL080 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of Lot 1 of New Park Subdivision, all located in the NW1/4 SW1/4, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.425 acres
LOCATION	West of Haines Avenue and south of Kathryn Avenue
EXISTING ZONING	Public District - Low Density Residential District
PROPOSED LEGAL DESCRIPTION	Lots 10 thru 17 of Lot 1 of New Park Subdivision, located in the NW1/4 SW1/4, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
SURROUNDING ZONING	
North:	Mobile Home District - Public District - Low Density Residential II District
South:	Public District - Low Density Residential District
East:	Medium Density Residential District - Public District
West:	Public District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/12/2006
REVIEWED BY	Vicki L. Fisher / Emily Fisher

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall submit a site plan demonstrating building envelopes on Lots 14, 16 and 17 for review and approval to insure that the lot(s) are buildable;
2. Prior to Preliminary Plat approval by the Planning Commission, additional drainage information shall be submitted for review and approval. In particular, cross-sections through the drainage channel at the revised easement locations shall be submitted for review and approval verifying that the 100 year flow will be conveyed within the proposed easement;
3. Prior to Preliminary Plat approval by the Planning Commission, additional water information and analysis shall be submitted for review and approval demonstrating that

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- sufficient quantities for domestic and fire flows shall be provided during peak day use conditions;
4. Prior to Preliminary Plat approval by the City Council, a utility plan showing service locations shall be submitted for review and approval;
 5. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 6. Prior to Preliminary Plat approval by the City Council, separate plat applications and documents shall be submitted for McMahan Subdivision and New Park Subdivision;
 7. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along all of Lots 10 and 12 as they abut Kathryn Avenue or an Exception to the Street Design Criteria Manual shall be obtained; and,
 8. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been designed and completed shall be posted and the subdivision inspection fees shall be paid. If Tax Increment Financing is to be used to provide the required surety, the Project plan shall be revised and the Developer's Agreement shall be approved and signed by the developer.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create 17 lots within the New Park Subdivision and the McMahan Subdivision. Staff is recommending that a separate plat document be submitted for each of the subdivision(s) as each of the two existing subdivisions is being revised. This will provide better tracking of changes and revisions. The above referenced comments are specific to the New Park Subdivision. (See associated file #06PL072 for comments on the McMahan Subdivision.)

The subject property is located northwest of the intersection of Chief Drive and Kathryn Avenue. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Building Envelopes: A forty foot wide drainage easement is located along the northern portion of the subject property. The Preliminary Plat also identifies a triangular shaped lot and several smaller lots within this area. It appears that a limited building envelope will exist on some of the proposed lots. As such, staff is recommending that prior to Preliminary Plat approval by the Planning Commission, the applicant submit a site plan demonstrating building envelopes on Lots 14, 16 and 17 for review and approval to insure that the lot(s) are buildable.

Drainage: Additional drainage information must be submitted for review and approval. In particular, cross-sections through the drainage channel at the revised easement locations must be submitted for review and approval verifying that the 100 year flow will be conveyed within the proposed easement. Staff is recommending that the additional drainage information be submitted for review and approval prior to Preliminary Plat approval by the Planning Commission.

Water: The North Deadwood Avenue Water System Report indicates that the existing water system located north of Mall Drive does not meet minimum criteria for domestic service and

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fire flows. As such, staff is recommending that prior to Preliminary Plat approval by the Planning Commission, additional water information and analysis be submitted for review and approval demonstrating that sufficient quantities for domestic and fire flows will be provided during peak day use conditions.

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