

STAFF REPORT
August 10, 2006

No. 06PL091 - Preliminary Plat

ITEM 10

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06PL091 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The unplatted portion of land located in the NE1/4 SW1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract J, McMahon Subdivision, located in the NE1/4 SW1/4, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.03 acres
LOCATION	West of Haines Avenue and south of Kathryn Avenue
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District (Planned Commercial Development)
East:	General Commercial District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	6/9/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Preliminary Plat be denied without prejudice.

GENERAL COMMENTS:

This staff report has been revised as of August 1, 2006. All revised and/or added text is shown in bold print. This Preliminary Plat application proposes to plat Tract J of McMahon Subdivision. The subject property is located south of Kathryn Avenue and west of Haines Avenue. The property in question is zoned General Commercial with a Planned Development Designation. Land to the north and south is zoned General Commercial with a Planned Development Designation. The land to the west is Low Density Residential and the land to the east, across Haines Avenue is zoned General Commercial.

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

Haines Avenue: Haines Avenue is located along the eastern lot line of proposed Tract J of McMahon Subdivision. Haines Avenue is identified as an arterial street on the Major Street Plan requiring a minimum 100 foot of right-of-way. The developer is responsible for constructing an arterial street to a collector street standard. Any expansion of the road beyond a collector street standard is considered over sizing and is not the developer's responsibility. Staff noted that no access is shown on the plans to the proposed lot. Prior to Preliminary Plat approval by Planning Commission, a site plan showing access to the proposed lot shall be submitted for review and approval. Staff also noted that an exception to the Street Design Criteria Manual is required for access off of Haines Avenue due to the location of the proposed lot and the intersection of Haines Avenue and Kathryn Street.

Water System: Information has not been submitted regarding the water system. Staff recommends that prior to Preliminary Plat approval by the Planning Commission, a water system plan showing existing and proposed mains and service lines and a water system analysis demonstrating that sufficient quantities for domestic and fire flows shall be submitted for review and approval.

Wastewater System: Information has not been submitted regarding the wastewater system. Staff noted that the sewer main shown on Haines Avenue is a force main. Staff recommends that prior to Preliminary Plat approval by the Planning Commission, a water system plan showing existing and proposed mains and service lines shall be submitted for review and approval.

Drainage System: Information has not been submitted regarding the drainage system. Staff recommends that prior to Preliminary Plat approval by the Planning Commission, a drainage plan shall be submitted for review and approval.

Grading Plan: Information has not been submitted regarding the grading plan. Staff recommends that prior to Preliminary Plat approval by the Planning Commission, a grading plan and erosion control plan 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.

Connection Fees: The property is located in an area where connection fees apply for City sewer and water. These fees are charged at the time building permits are issued.

On July 6, 2006 this item was continued to the July 27, 2006 Planning Commission Meeting to allow the applicant to submit the required information. **On July 27, 2006 this item was continued to the August 10, 2006 Planning Commission Meeting to allow the applicant to submit the required information. The applicant has since submitted another Preliminary Plat application (06PL116) combining the proposed lot with the existing Tract E-3 of McMahon Subdivision, which would create Tract E-3R of McMahon Subdivision. As such, staff recommends that this Preliminary Plat be**

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denied without prejudice and that the applicant proceed with the revised Preliminary Plat application (06PL116).