

STAFF REPORT
November 22, 2006

No. 06PL174 - Preliminary Plat

ITEM 11

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Lazy P-6 Land Co, Inc.
REQUEST	No. 06PL174 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A parcel of land described as the S1/2 NW1/4 NW1/4, (Government Lot 1), Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 2, North 80 Subdivision, located in Government Lot 1, located in the NW1/4 NW1/4, Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6 acres
LOCATION	South of Sandra Lane and north of Stumer Road
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District II
South:	Office Commercial District
East:	Medium Density Residential District
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/27/2006
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, drainage information shall be submitted for review and approval. In particular, the drainage information shall identify on-site detention as needed or an off-site location for drainage detention shall be identified. In addition, drainage easement(s) shall be provided as needed;
2. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
3. Prior to submittal of a Final Plat application, Shelby Avenue right-of-way located east of the subject property shall be dedicated as public right-of-way or miscellaneous documents securing drainage and utility easements shall be recorded as needed;
4. Upon submittal of a Preliminary Plat application, the plat document shall be revised to

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- provide non-access easements in compliance with the Street Design Criteria Manual or Exception(s) shall be obtained;
5. Prior to submittal of a Final Plat application, the plat certificate(s) shall be revised to read Chapter 16.080.035 in lieu of Chapter 16.080.030; and,
 6. 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 5.9961 acre lot leaving a non-transferable balance. The property is a part of the North 80 Subdivision.

On January 6, 2005, the Planning Commission approved SDCL 11-6-19 Review No. 04SR069 to allow the construction of a portion of Parkview Drive, including that portion that abuts the subject property.

On March 10, 2005, the Planning Commission approved SDCL 11-6-19 Review No. 05SR008 to allow the construction of a portion of Sandra Lane, including that portion that abuts the subject property.

On October 12, 2006, the Planning Commission approved SDCL 11-6-19 Review No. 06SR064 to allow the construction of a portion of Shelby Avenue, including that portion that abuts the subject property.

STAFF REVIEW:

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

Drainage: Drainage information identifying on-site detention is being provided as needed or an off-site location for drainage detention must be identified. Staff is recommending that prior to Preliminary Plat approval by the City Council, the drainage information be submitted for review and approval as identified. In addition, drainage easement(s) must be provided as needed.

Water and Sewer: As a part of the previously submitted SDCL 11-6-19 Review(s), utility construction plans have been reviewed and approved. However, staff has noted that Shelby Avenue right-of-way located east of the subject property must be dedicated as public right-of-way or miscellaneous documents securing utility easements must be recorded as needed in order to serve the subject property. Staff is recommending that prior to submittal of a Final Plat application, the right-of-way be dedicated or utility easements recorded as identified.

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